

**EXHIBIT "A"**

IN THE UNITED STATES DISTRICT COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

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JAMES PORTER, *et al.*,

Plaintiffs,

v.

CITY OF PHILADELPHIA, *et al.*,

Defendants.

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CIVIL ACTION

No. 13-2008

AFFIDAVIT OF ALAN NOCHUMSON

1. My name is Alan Nochumson and I am a member of the Bars of the Commonwealth of Pennsylvania and the State of New Jersey.

2. Sometime in late 2010, James Porter ("Mr. Porter") and his wife, Debra Porter ("Mrs. Porter"), contacted me seeking legal representation with regards to a lengthy loan dispute/mortgage foreclosure action involving TD Bank, N.A., formerly known as Commerce Bank, N.A. (the "Bank") and a real property located and known as 1039-1055 Frankford Avenue, Philadelphia, Pennsylvania (the "Property"), that had originally been initiated by the Bank in the Court of Common Pleas of Philadelphia County (the "State Court Action") in February 2007.

3. At that point in the State Court Action, the Bank had obtained a Writ of Execution, seeking to expose the Property to Sheriff's Sale.

4. Although both Mr. Porter and Mrs. Porter (collectively the "Porters") sought legal representation, after a thorough investigation into the matter, I informed the Porters that Mr. Porter did not have any colorable claims left and that I was only willing to represent Mrs. Porter.

5. Mrs. Porter's claim was that she held a first priority mortgage lien in the Property, superior to that of the Bank.

6. On December 14, 2010, I entered my appearance in the State Court Action on behalf of Mrs. Porter only and also filed, on behalf of Mrs. Porter only, an Emergency Petition To Stay Execution By Postponing the Sheriff's Sale Scheduled for January 4, 2011 As To The Property Located At And Known As 1039-1055 Frankford Avenue, Philadelphia, Pennsylvania 19125 ("Emergency Petition To Stay Execution").

7. On the same date, December 14, 2010, I initiated a declaratory judgment action in this Court, *Porter v. T.D. Bank, N.A.*, once again, on behalf of Mrs. Porter only, seeking the Court's declaration that Mrs. Porter's mortgage on the Property had priority over that of the Bank.

8. The next day, December 15, 2010, the Court of Common Pleas of Philadelphia County (the "State Court") denied the Emergency Petition To Stay Execution, holding that Mrs. Porter was not a party to the State Court Action and lacked standing to file the said Emergency Petition.

9. Later that day, I filed a Motion for Reconsideration of the State Court's decision, on behalf of Mrs. Porter only, which was also denied, with the State Court holding that Mrs. Porter only had a subordinate interest which may be protected by paying off prior liens or purchasing the Property at the Sheriff's Sale that was to take place on January 4, 2011.

10. On January 3, 2011, only one day prior to the scheduled Sheriff's Sale, I filed another Motion for Reconsideration and a Lis Pendens on the Property, on behalf of Mrs. Porter only.

11. In the meantime, Mr. Porter repeatedly and in a harassing manner contacted me about the upcoming Sheriff's Sale.

12. I explained to him that I did not represent him and that I only represented Mrs. Porter and, therefore, could not give him legal advice.

13. I also told Mr. Porter that I would not attend the Sheriff's Sale.

14. Around the same time, the Sheriff's Office contacted me and complained that Mr. Porter was repeatedly stopping by the Sheriff's Office and harassing the deputies and other employees, in the same manner he was harassing me.

15. Mr. Porter kept pressing me about the Sheriff's Sale and, under the duress of his harassment, I suggested to him that, in order to potentially preserve Mrs. Porter's interest, he attend the Sheriff's Sale and publicly announce Mrs. Porter's disputed interest in the Property.

16. I do not have any first-hand knowledge of what actually transpired at the Sheriff's Sale on January 4, 2011, aside from the fact that Mr. Porter subsequently contacted me and informed me that he had been arrested at the Sheriff's Sale.

17. I have never represented James Porter in any matter.

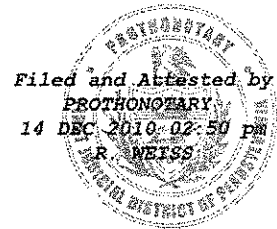
I understand the statements therein are made subject to the penalties of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

  
ALAN NOCHUMSON

Dated: June 30, 2017

**EXHIBIT “B”**

NOCHUMSON P.C.  
By: ALAN NOCHUMSON  
PA Attorney I.D. No. 85260  
1616 Walnut Street  
Suite 1819  
Philadelphia, Pennsylvania 19103  
(215) 399-1346 (telephone)  
(215) 399-1347 (facsimile)  
alan.nochumson@nochumson.com (e-mail)



Attorneys for Debra Porter

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COMMERCE BANK, N.A.,	:	COURT OF COMMON PLEAS
	:	PHILADELPHIA COUNTY
Plaintiff,	:	
	:	February Term, 2007
vs.	:	
	:	
PORTERRA, LLC,	:	No. 03257
	:	
Defendant.	:	

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PRAECIPE FOR ENTRY OF APPEARANCE

TO THE PROTHONOTARY:

Enter my appearance on behalf of Debra Porter. Papers may be served at the address set forth above.

NOCHUMSON P.C.

By: Alan Nochumson  
ALAN NOCHUMSON  
Attorneys for Debra Porter

Dated: December 14, 2010

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on this 14<sup>th</sup> day of December, 2010, a true and correct copy of the Praecipe for Entry of Appearance was served in the manner set forth below:

Via Electronically:

Robert H. Nemeroff, Esquire  
Friedman, Schuman, Applebaum, Nemeroff & McCaffery, P.C.  
101 Greenwood Avenue  
Fifth Floor  
Jenkintown, PA 19046

*Attorney for Plaintiff*

Tricia Sadd, Esquire  
Montgomery McCracken Walker & Rhoads, LLP  
123 South Broad Street  
Philadelphia, PA 19109

*Attorneys for Porterra, LLC*

Via Hand Delivery:

The Honorable John D. Green  
Office of the Sheriff  
100 South Broad Street  
5<sup>th</sup> Floor  
Philadelphia, PA 19102

*Sheriff of City and County of Philadelphia*



ALAN NOCHUMSON

Dated: December 14, 2010

**EXHIBIT “C”**



# Docket Report

## Case Description

**Case ID:** 070203257  
**Case Caption:** COMMERCE BANK NA VS PORTERRA LLC  
**Filing Date:** Wednesday, February 28th, 2007  
**Location:** CH - City Hall  
**Case Type:** 3F - FORECLOSURE  
**Status:** JDORF - JUDGMENT-COURT ORDER FINAL DIS

## Related Cases

*No related cases were found.*

## Case Event Schedule

*No case events were found.*

## Case Motions

*No case motions were found.*

## Case Parties

Seq #	Assoc	Expn Date	Type	ID	Name
1		19-MAY-2009	ATTORNEY FOR PLAINTIFF	A41720	SANTAMOUR, GRETCHEN M
<b>Address:</b>	STRADLEY RONON STEVENS & YOUNG 2600 ONE COMMERCE SQUARE PHILADELPHIA PA 19103 (215)564-8000 (215)564-8120 - FAX		<b>Aliases:</b>	none	
2	11		PLAINTIFF	I2734	COMMERCE E NA
<b>Address:</b>	1701 ROUTE 70 EAST CHERRY HILL NJ 08034		<b>Aliases:</b>	none	

3	4		DEFENDANT	@5676365	PORTERRA LI
<b>Address:</b>	2190 BENNETT RD PHILADELPHIA PA 19116		<b>Aliases:</b>	none	
4			ATTORNEY FOR DEFENDANT	A60553	SADD, TRICIA
<b>Address:</b>	123 SOUTH BROAD STREET PHILADELPHIA PA 19109 (215)772-7697		<b>Aliases:</b>	none	
5	4		ATTORNEY FOR DEFENDANT	A39848	BLUM, DAVID
<b>Address:</b>	123 S BROAD ST PHILADELPHIA PA 19109 (215)772-1500		<b>Aliases:</b>	none	
6	4		RECEIVER	@5698409	COHEN, GENE
<b>Address:</b>	NONE GIVEN PHILADELPHIA PA 19100		<b>Aliases:</b>	none	
7			TEAM LEADER	J367	ABRAMSON, HOWLAND W
<b>Address:</b>	485 CITY HALL PHILADELPHIA PA 19107 (215)686-7363 (215)686-9509 - FAX		<b>Aliases:</b>	none	
8		28-AUG-2008	TEAM LEADER	J357	NEW, ARNOLD
<b>Address:</b>	606 CITY HALL PHILADELPHIA PA 19107 (215)686-7260		<b>Aliases:</b>	none	
9	1	24-APR-2009	ATTORNEY FOR PLAINTIFF	A91850	SLIPAKOFF, BI J

<b>Address:</b>	DUANE MORRIS LLP 30 S. 17TH STREET PHILADELPHIA PA 19103 (215)979-1195 (215)405-3897 - FAX	<b>Aliases:</b>	none		
10			ATTORNEY FOR DEFENDANT	A90553	SADD, TRICIA
<b>Address:</b>	123 S BROAD ST MONTGOMERY MCCRACKEN WALKER & RHOADES LLP PHILADELPHIA PA 19109 (215)772-1500 (215)772-7620 - FAX	<b>Aliases:</b>	none		
11			ATTORNEY FOR PLAINTIFF	A34681	NEMEROFF, ROBERT H
<b>Address:</b>	101 GREENWOOD AVENUE 5TH FLOOR JENKINTOWN PA 19046 (215)690-3827 (215)635-7212 - FAX	<b>Aliases:</b>	none		
12	11		ATTORNEY FOR PLAINTIFF	A64969	MCCAFFERY, DANIEL D
<b>Address:</b>	101 GREENWOOD AVENUE 5TH FLOOR JENKINTOWN PA 19046 (215)635-7200 (215)635-7212 - FAX	<b>Aliases:</b>	none		
13	1		ATTORNEY FOR PLAINTIFF	A40352	SCHUMAN, KE S
<b>Address:</b>	FRIEDMAN, SCHUMAN, P.C. 101 GREENWOOD AVE - 5TH FLR	<b>Aliases:</b>	none		

	JENKINTOWN PA 19046 (215)635-7200 (215)635-7212 - FAX				
14			ATTORNEY FOR PETITIONER	A85260	NOCHUMSON ALAN
<b>Address:</b>	NOCHUMSON PC 123 SOUTH BROAD STREET SUITE 1600 PHILADELPHIA PA 19109 (215)399-1346 (215)399-1347 - FAX		<b>Aliases:</b>	none	
15	14		PETITIONER	@6819216	PORTER, DEB
<b>Address:</b>	NONE GIVEN PHILADELPHIA PA 19100		<b>Aliases:</b>	none	
16	14		ATTORNEY FOR PETITIONER	A80368	KLYASHTORN NATALIE
<b>Address:</b>	123 SOUTH BROAD STREET SUITE 1600 PHILADELPHIA PA 19109 (215)399-1346 (215)399-1347 - FAX		<b>Aliases:</b>	none	
17			ATTORNEY FOR PETITIONER	A55994	MILLER, ANDF L
<b>Address:</b>	15 ST. ASAPH'S RD BALA CYNWYD PA 19004 (610)617-1776 (610)664-9435 - FAX		<b>Aliases:</b>	none	
18			INTERVENOR	@6920575	PARDES GRO INC'S
<b>Address:</b>	P O BOX 875 HUNTINGDON VALLEY PA 19006		<b>Aliases:</b>	none	

**Docket Entries**

<input type="checkbox"/> <b>Check for Threaded</b> This feature will reduce the number of entries displayed to motion related entries				
<b>Filing Date/Time</b>	<b>Docket Type</b>	<b>Filing Party</b>	<b>Disposition Amount</b>	<b>Approval Entry D</b>
28-FEB-2007 03:52 PM	ACTIV - ACTIVE CASE			28-FEB-2007 03:53 PM
<b>Docket Entry:</b>	none.			
28-FEB-2007 04:01 PM	CIVIL - COMMENCEMENT OF CIVIL ACTION	SANTAMOUR, GRETCHEN M		02-MAR-2007 12:00 A
<b>Docket Entry:</b>	none.			
28-FEB-2007 04:01 PM	SSCG1 - SHERIFF'S SURCHARGE 1 DEFT	SANTAMOUR, GRETCHEN M		02-MAR-2007 12:00 A
<b>Docket Entry:</b>	none.			
28-FEB-2007 04:01 PM	CMPLT - COMPLAINT FILED NOTICE GIVEN	SANTAMOUR, GRETCHEN M	\$3,035,053.24	02-MAR-2007 12:00 A
<b>Docket Entry:</b>	COMPLAINT WITH NOTICE TO DEFEND WITHIN TWENTY (20) DAYS AFTER SERVICE IN ACCORDANCE WITH RULE 1018.1 FILED. DISCOVERY DEADLINE 11/5/2007			
12-MAR-2007 10:39 AM	MTCNS - MOTION TO CONSOLIDATE			13-MAR-2007 12:00 A
<b>Docket Entry:</b>	52-07030752 RESPONSE DATE 4-2-07. (PLFS, JAMES E. PORTER AND DEBRA PORTER) FILED UNDER 0607-1487 TO BE CONSOLIDATED WITH 0612-2577, 0702-3257, AND 070203260			
15-MAR-2007 02:01 PM	AFDVT - AFFIDAVIT OF SERVICE FILED			16-MAR-2007 12:00 A

<b>Docket Entry:</b>	OF COMPLAINT BY PERSONAL SERVICE UPON PORTERR LLC ON 1-MAR-07.			
20-MAR-2007 02:43 PM	CLNPD - NOTICE/PROGRAM DISPUTE FILED	SADD, TRICIA J.		21-MAR 12:00 A
<b>Docket Entry:</b>	52-07031552 NOTICE OF MANAGEMENT PROGRAM DISPUTE FILED.			
20-MAR-2007 04:25 PM	ENAPC - ENTRY OF APPEARANCE-CO COUNSEL	SADD, TRICIA J.		21-MAR 12:00 A
<b>Docket Entry:</b>	ENTRY OF APPEARANCE OF TRICIA SADD FILED ON BEHALF OF DFT & JUDGE GENE COHEN AS COURT APPOINTED RECEIVER FOR DFT.			
21-MAR-2007 11:37 AM	SUGST - SUGGESTION FILED	SADD, TRICIA J.		21-MAR 12:00 A
<b>Docket Entry:</b>	SUGGESTION OF RECORD THAT PORTERRA, LLC HAS BEEN PLACED RECEIVERSHIP AND THAT JUDGE GENE D. COHEN(RET.) HAS BEEN APPOINTED RECEIVER BY ORDER OF THE COURT DATED 2/26/07.			
26-MAR-2007 09:46 AM	CLNPD - NOTICE/PROGRAM DISPUTE FILED			26-MAR 12:00 A
<b>Docket Entry:</b>	52-07031552 NOTICE OF MANAGEMENT PROGRAM DISPUTE FORWARDED TO ADMINISTRATIVE JUDGE, 3-26-07.			
03-APR-2007 12:48 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	MANFREDI, WILLIAM J		03-APR 12:00 A
<b>Docket Entry:</b>	AFTER A REVIEW OF THE PERTINENT PLEADINGS AND THE COMMERCE PROGRAM CASE CRITERIA IT IS ORDERED THAT THIS CASE IS TRANSFERRED INTO THE COMMERCE PROGRAM ASSIGNED TO THE HONORABLE HOWLAND W ABRAMSON WHO IS HANDLING THE RELATED CASE NO 0607-1487 AND PLACED IN A WAITING TO LIST CASE MANAGEMENT CONFERENCE STATUS. BY THE COURT..MANFREDI, W SUPERVISING JUDGE 4/2/07			
03-APR-2007 12:48 PM	CLTCZ - TRANSFERRED TO COMMERCE	MANFREDI, WILLIAM J		03-APR 12:00 A



<b>Docket Entry:</b>	none.			
03-APR-2007 12:54 PM	CLWCM - WAITING TO LIST CASE MGMT CONF			03-APR 12:00 A
<b>Docket Entry:</b>	none.			
04-APR-2007 04:14 PM	ANCOM - ANSWER TO COMPLAINT FILED	BLUM, DAVID S		05-APR 12:00 A
<b>Docket Entry:</b>	ANSWER TO PLAINTIFF'S COMPLAINT WITH NEW MATTER FILED BY DEFENDANTS.			
13-APR-2007 10:27 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		13-APR 12:00 A
<b>Docket Entry:</b>	52-07030752-UPON CONSIDERATION OF JAMES E AND DEBRA PORTEI MOTION TO TRANSFER AND CONSOLIDATE ACTIONS THE RESPONSE COMMERCE BANK NA THERETO AND ALL OTHER MATTERS OF RECOI IS HEREBY ORDERED THAT SAID MOTION IS GRANTED. (ALL FOUR OF ABOVE CAPTIONED CASES ARISE FROM THE SAME TRANSACTION OF OCCURRENCE AND THEIR CONSOLIDATION FOR DISCOVERY PURPOSE WILL AVOID THE UNNECESSARY COST AND DELAY OF DUPLICATIVE DISCOVERY. SEE PA R CIV P 213(A)). THE CASE DOCKETED AS DECEMBER TERM 2006 NO 2577 SHALL BE REASSIGNED TO JUDGE ABRAMSON AND SHALL BE CONSOLIDATED FOR DISCOVERY PURPOSES ONLY WITH THE CASES DOCKETED AS JULY TERM 2006 NO 1487 FEBRUARY TERM 2006 NO 03257 AND FEBRUARY TERM 2007 NO 03260 ALL OF WHICH ARE CURRENTLY PENDING BEFORE JUDGE ABRAMSON. THE REVISED CASE MANAGEMENT ORDER ENTERED IN THE CASE DOCKETED AS JULY TERM 2006 NO 01487 SHALL HENCEFORTH APPLY TO ALL OF THESE CONSOLIDATED CASES. BY THE COURT...ABRAMSON HW J 4/12/07			
13-APR-2007 10:35 AM	CMOIS - CASE MANAGEMENT ORDER ISSUED			13-APR 12:00 A
<b>Docket Entry:</b>	IN THE COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY FIRST JUDICIAL DISTRICT OF PENNSYLVANIA CIVIL TRIAL DIVISION COMMERCE BANK NA VS PORTERRA LLC 070203257 COMMERCE PROGRAM CASE MANAGEMENT ORDER EXPEDITED TRACK AND NOW, 13-APR-2007, it is Ordered that: 1. The case management and time standards adopted for			

commerce program, expedited track cases shall apply and are hereby incorporated into this Order. 2. All discovery on the above matter shall be completed not later than 04-JUN-2007. 3. Plaintiff shall identify and submit curriculum vitae and expert reports for all expert witnesses intended to testify at trial to all other parties not later than 04-JUN-2007. 4. Defendant(s) and any additional defendant(s) shall identify and submit curriculum vitae and expert reports for all expert witnesses intended to testify at trial not later than 02-JUL-2007. 5. All pre-trial motions (other than motions in limine) shall be filed not later than 16-JUL-2007. 6. A settlement conference may be scheduled at any time after 04-SEP-2007. On or before that date all counsel shall serve all opposing counsel and file a settlement memorandum containing the following: (a) The plaintiff(s) shall provide a concise statement of the theory of the case. The defendant(s) and additional defendant(s) shall provide a concise statement of the nature of the defense. (b) A statement by the plaintiff(s) itemizing all damages sought by categories and amount; (c) Defendant(s) and additional defendant(s) shall identify all applicable insurance carriers, together with corresponding limits of liability. 7. A pre-trial conference will be scheduled any time after 01-OCT-2007. Fifteen days prior to pre-trial conference, all counsel shall serve all opposing counsel or pro se parties and file a pre-trial memorandum containing the following: (a) The plaintiff(s) shall provide a concise statement of the theory of the case. The defendant(s) and additional defendant(s) shall provide a concise statement of the nature of the defense; (b) A list of all witnesses who may be called to testify at trial by name and address. Counsel should expect witnesses not listed to be precluded from testifying at trial; (c) A list of all exhibits the party intends to offer into evidence. All exhibits shall be numbered and exchanged among counsel to the conference. Counsel should expect any exhibit not listed to be precluded from trial; (d) Plaintiff shall itemize all damages claimed by category and amount; (e) Defendant(s) and additional defendant(s) shall state a position regarding damages claimed and shall identify all applicable insurance carriers, together with applicable limits of liability; and, (f) An estimate of the anticipated length of trial. 8. It is expected that the case will be ready for trial 05-NOV-2007, which is the earliest date pursuant to Pa.R.C.P. 212.1, and counsel should anticipate trial to begin expeditiously thereafter. 9. All counsel are under a continuing obligation and are hereby Ordered to serve a copy of this Order upon all unrepresented parties upon all counsel entering an appearance subsequent to the entry of this Order.

THE COURT: \_\_\_\_\_ HOWLAND ABRAMSON, J. T. LEADER

13-APR-2007 10:36 AM	CLLSC - LISTED FOR SETTLEMENT CONF			13-APR 10:36 AM
<b>Docket Entry:</b>	<i>none.</i>			



13-APR-2007 10:36 AM	CLLPT - LISTED FOR PRE-TRIAL CONF			13-APR 10:36 A
<b>Docket Entry:</b>	<i>none.</i>			
13-APR-2007 10:36 AM	CLLTR - LISTED FOR TRIAL			13-APR 10:36 A
<b>Docket Entry:</b>	<i>none.</i>			
17-APR-2007 11:03 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		17-APR 12:00 A
<b>Docket Entry:</b>	<p>94-06110394-UPON CONSIDERATION OF THE PRELIMINARY OBJECTIO OF NUNZIO TERRA LAURA TERRA PORTERRA LLC 1101 FRANKFORD I AND IML BUILDERS LLC TO PLFS' AMENDED COMPLAINT THE RESPON THERETO AND ALL OTHER MATTERS OF RECORD IT IS HEREBY ORDE THAT SAID PRELIMINARY OBJECTIONS ARE SUSTAINED IN PART AND COUNT II (IN COUNT II PLFS ALLEGE THAT NUNZIO TERRA COMMITTE FRAUD AGAINST THEM. HOWEVER THE MISREPRESENTATIONS THAT ALLEGE HE MADE WERE ALOS PROMISES CONTAINED IN THE PARTIE JOINT VENTURE AGREEMENT WHICH PROMISES FORM THE BASIS FC PLFS' BREACH OF CONTRACT CLAIM. SINCE PLFS' FRAUD CLAIM IS DUPLICATIVE OF THEIR CONTRACT CLAIM THE FRAUD CLAIM AGAINST NUNZIO TERRA MUST BE DISMISSED UNDER THE GIST OF THE ACTIC DOCTRINE. SEE HART V ARNOLD 884 A.2D 316 339-340(PA.SUPER. 200 PLFS' CIVIL CONSPIRACY CLAIM WHICH IS PREDICATED ON THE ALLE FRAUD IS NOT SUBJECT TO DISMISSAL BECAUSE THE FRAUD CLAIM AGAINST LAND TRANSFER ONE OF THE ALLEGED CO-CONSPIRATORS STILL STANDS. FURTHERMORE PLF HAS PLED A BREACH OF FIDUCIA DUTY CLAIM AGAINST NUZIO TERRA ANOTHER OF THE ALLEGED CO-CONSPIRATORS WHICH IS BASED ON THE SAME WRONGFUL ACT THE FRAUD CLAIM AGAINST HIM WAS. SUCH A BREACH OF FIDUCIAR DUTY MAY SATISFY THE "UNLAWFUL ACT" REQUIREMENT OF A CLAIM CONSPIRACY. SEE S.N.T. INDUSTRIES INC V GEANOPULOS 363 PA SUI 97 525 A.2D 736(1987). AND XVII (PLFS CLAIM THAT TO THE EXTENT TH INCUR ANY LOSS OR CLAIM AS A RESULT OF NUNZIO TERRA'S ACTIO OR NON-ACTIONS THEY ARE ENTITLED TO INDEMNIFICATION FROM F UNDER THE PARTIES' JOINT VENTURE AGREEMENT. SEE AMENDED COMPLAINT PARAGRAPH 231. "IT IS WELL SETTLED THAT BEFORE AN RIGHT OF INDEMNIFICATION ARISES THE [PARTY SEEKING INDEMNIFICATION] MUST IN FACT PAY DAMAGES TO A THIRD PARTY." NATIONAL LIBERTY LIFE INS CO V KLING PARTNERSHIP 350 PA.SUPER 533 504 A.2D 1273 1278 (1986). SINCE PLFS' INDEMNIFICATION CLAIM I</p>			

PREMISED SOLELY ON ANTICIPATED FUTURE LOSS IT IS PREMATURE THE AMENDED COMPLAINT ARE DISMISSED. THE REMAINDER OF THE PRELIMINARY OBJECTIONS ARE OVERRULED. BY THE COURT...ABRAMSON HW J 4/16/07

17-APR-2007 11:11 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W	17-APR 12:00 A
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**Docket  
Entry:**

38-06121638-UPON CONSIDERATION OF THE PRELIMINARY OBJECTION NEIL ERLICHMAN ESQ ("ERLICHMAN") TO PLFS' AMENDED COMPLAINT THE RESPONSE THERETO AND ALL OTHER MATTERS OF RECORD IT HEREBY ORDERED THAT SAID PRELIMINARY OBJECTIONS ARE SUSTAINED IN APRT AND COUNT XI (PLFS ALLEGE THAT "ERLICHMAN COUNSEL TO PORTERRA AND TERRA OWED CERTAIN FIDUCIARY DUTY TO JAMES PORTER AS THE MINORITY INTEREST HOLDER IN PORTER AND THAT HE BREACHED THOSE DUTIES BY 1) ALLOWING THE JOINT VENTURE TO CLOSE ON ITS CONSTRUCTION LOAN DESPITE THAT FACT THAT CERTAIN REAL ESTATE DOCUMENTS HAD NOT BEEN FIRST RECORDED AND 2) FAILING TO DISCLOSE A POTENTIAL CONFLICT OF INTEREST. SEE AMENDED COMPLAINT PARAGRAPHS 193 195. THE CLAIM THAT ERLICHMAN BREACHED HIS FIDUCIARY DUTY AS AN ATTORNEY "BASED UPON AN ALLEGATION THAT [ERLICHMAN] DEVIATED FROM AN ACCEPTABLE [LEGAL] PROFESSIONAL STANDARD" SO PLFS WERE OBLIGATED TO FILE A CERTIFICATE OF MERIT WITH RESPECT TO THE CLAIM. PA R CIV P 1042.3. SINCE THEY FAILED TO DO SO THE CLAIM MUST BE DISMISSED.) OF THE AMENDED COMPLAINT IS DISMISSED. THE REMAINDER OF THE PRELIMINARY OBJECTIONS ARE OVERRULED. BY THE COURT...ABRAMSON HW J 4/16/07

24-APR-2007 04:05 PM	RPNMP - PLTF REPLY TO NEW MATTER FILED		25-APR 12:00 A
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**Docket  
Entry:**

PLAINTIFF(S) REPLY TO NEW MATTER OF DEFENDANT(S) FILED.

11-MAY-2007 10:54 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W	11-MAY- 12:00 A
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**Docket  
Entry:**

IT IS HEREBY ORDERED AND DECREED THAT IN THE CONSOLIDATED CASE OF PORTER, ET AL V. TERRA, ET AL. JULY TERM 2006, NO. 1487, CASE MANAGEMENT ORDER IS STAYED. FURTHER, THE PLEADING PRACTICE IS LIKEWISE STAYED WITHOUT PREJUDICE. FURTHER, THE REMAINING THREE CONSOLIDATED CASES SHALL PROCEED, HOWEVER THE COURT WILL ENTERTAIN STAYING THESE MATTERS UPON UNCONTESTED OR JOINT MOTION IF RESOLUTION WOULD BE

FACILITATED THEREBY. BY THE COURT..... ABRAMSON, J. 5/11/07				
16-JUL-2007 03:33 PM	MTSJD - MOTION FOR SUMMARY JUDGMENT	COMMERCE BANK NA,		17-JUL- 12:00 A
<b>Docket Entry:</b>	66-07071166 RESPONSE DATE 8/15/07			
17-AUG-2007 04:03 PM	MRDUD - MOTION RESPONSE DATE UPDATED			17-AUG 12:00 A
<b>Docket Entry:</b>	66-07071166 MOTION FOR SUMMARY JUDGMENT RESPONSE DATE UPDATED TO 8/29/07 BY AGREEMENT.			
24-AUG-2007 10:57 AM	MTANS - ANSWER (MOTION/PETITION) FILED	PORTERRA LLC,		27-AUG 12:00 A
<b>Documents:</b>	<a href="#">MTANS_26.pdf</a>			
<b>Docket Entry:</b>	66-07071166 ANSWER OF DEFENDANT TO MOTION FOR SUMMARY JUDGMENT.			
05-SEP-2007 04:28 PM	MTASN - MOTION ASSIGNED			05-SEP- 04:28 P
<b>Docket Entry:</b>	66-07071166 MOTION FOR SUMMARY JUDGMENT ASSIGNED TO JUDG ABRAMSON ON 9-6-07.			
09-OCT-2007 11:06 AM	CLCDS - CONFERENCE DATE SET	ABRAMSON, HOWLAND W		09-OCT 11:06 A
<b>Docket Entry:</b>	<i>none.</i>			
09-OCT-2007 11:06 AM	CLLSC - LISTED FOR SETTLEMENT CONF			09-OCT 11:07 A
<b>Docket Entry:</b>	<i>none.</i>			
11-OCT-2007 12:01 AM	CLNGV - NOTICE GIVEN			11-OCT- 12:01 A

<b>Docket Entry:</b>	none.			
28-NOV-2007 11:52 AM	ORDOP - ORDER AND OPINION FILED	ABRAMSON, HOWLAND W		28-NOV 11:57 AM
<b>Docket Entry:</b>	66-07071166 IT IS HEREBY ORDERED, UPON CONSIDERATION OF PLAINTIFF'S MOTION FOR SUMMARY JUDGMENT, THE RESPONSE THERETO, THE BRIEFS IN SUPPORT AND OPPOSITION, AND ALL OTHER MATTERS OF RECORD, AND IN ACCORD WITH THE COURT'S OPINION ISSUED CONTEMPORANEOUSLY, THAT SAID MOTION IS GRANTED IN I AS FOLLOWS: 1. DEFENDANT IS HEREBY DECLARED TO BE IN DEFAULT UNDER THE TERMS OF THE CONSTRUCTION LOAN MADE BY PLAINTIFF TO DEFENDANT. 2. PLAINTIFF MAY MOVE THIS COURT TO DETERMINE AMOUNTS DUE FROM DEFENDANT TO PLAINTIFF AS A RESULT OF SAID DEFAULT. THE REMAINDER OF SAID MOTION IS DENIED. BY THE COURT.....ABRAMSON, J. 11/27/07			
28-NOV-2007 11:52 AM	ZR236 - NOTICE GIVEN UNDER RULE 236			28-NOV 11:57 AM
<b>Docket Entry:</b>	none.			
19-DEC-2007 03:08 PM	MTMIS - MISCELLANEOUS MOTION	COMMERCE BANK NA,		20-DEC 12:00 AM
<b>Docket Entry:</b>	73-07121373 RESPONSE DATE 1/8/08. MOTION TO DETERMINE AMOUNT DUE FILED.			
20-DEC-2007 10:14 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		21-DEC 12:00 AM
<b>Docket Entry:</b>	75-07090675-UPON CONSIDERATION OF PORTERRA LLC'S MOTION TO STRIKE MORTGAGES AND TO EXTINGUISH A BILLBOARD EASEMENT I HEREBY ORDERED AND DECREED THAT THE RECORDER OF DEEDS STRIKE EXTINGUISH RELEASE AND REMOVE OF RECORD: 1. THE CERTAIN MORTGAGE HELD BY PLF AND COUNTER-CLAIM DFT DEBRA PORTER ENCUMBERING THE REAL PROPERTY KNOWN AS 1039-55 FRANKFORT AVE PHILA PA IN THE ORIGINAL PRINCIPAL AMOUNT OF \$2.8 MILLION WHICH MORTGAGE WAS DATED AUGUST 10 2006 AND RECORDED IN PHILA DEPARTMENT OF RECORDS ON JANUARY 30 2007 AS DOCUMENT NO 51621543. 2. THE CERTAIN MORTGAGE HELD BY DFT AND COUNTER-CLAIM PLF LAURA TERRA ENCUMBERING THE REAL PROPERTY			

KNOWN AS 1101-03 FRANKFORD AVE PHILA PA IN THE ORIGINAL PRINCIPAL AMOUNT OF \$1.4 MILLION WHICH MORTGAGE WAS DATED AUGUST 24 2005 AND RECORDED IN THE PHILA DEPARTMENT OF RECORDS ON SEPTEMBER 10 2005 AS DOCUMENT NO 51265776 AND THAT CERTAIN DEED OF EASEMENT FOR ACCESS INGRESS EGRESS A SIGN MAINTENANCE HELD BY PLF AND COUNTER-CLAIM DFT DEBRA PORTER ENCUMBERING THE REAL PROPERTY KNOWN AS 1039-55 FRANKFORD AVE PHILA PA WHICH DEED OF EASEMENT WAS SIGNED AUGUST 15 2006 AND RECORDED IN THE PHILA DEPARTMENT OF RECORDS ON FEBRUARY 27 2007 AS DOCUMENT NO 51639725. BY THE COURT...ABRAMSON HW J 12/19/07

21-DEC-2007 10:39 AM	CLWPR - WAITING TO LIST PRE-TRIAL CONF	ABRAMSON, HOWLAND W		21-DEC 10:39 A
<b>Docket Entry:</b>	none.			
21-DEC-2007 10:39 AM	CLWPR - WAITING TO LIST PRE-TRIAL CONF	ABRAMSON, HOWLAND W		21-DEC 10:40 A
<b>Docket Entry:</b>	none.			
21-DEC-2007 10:40 AM	CLWPR - WAITING TO LIST PRE-TRIAL CONF	TRACTENBERG, CRAIG R		21-DEC 10:40 A
<b>Docket Entry:</b>	SETTLEMENT CONF OF 11/16/07 IS COMPLETED			
21-DEC-2007 10:41 AM	CLLPT - LISTED FOR PRE-TRIAL CONF			21-DEC 10:41 A
<b>Docket Entry:</b>	none.			
25-DEC-2007 12:01 AM	CLNGV - NOTICE GIVEN			25-DEC 12:01 A
<b>Docket Entry:</b>	none.			



28-DEC-2007 11:04 AM	MTRCS - MOTION FOR RECONSIDERATION	PORTERRA LLC,		31-DEC 12:00 A
<b>Docket Entry:</b>	43-07122043 MOTION FOR RECONSIDERATION OF THE ORDER DATED 11/27/07 FILED.			
31-DEC-2007 11:05 AM	MTASN - MOTION ASSIGNED			31-DEC 11:05 A
<b>Docket Entry:</b>	43-07122043 MOTION FOR RECONSIDERATION OF THE ORDER DATED 11/27/07 ASSIGNED TO JUDGE ABRAMSON ON 1/2/08.			
08-JAN-2008 11:34 AM	MTANS - ANSWER (MOTION/PETITION) FILED			09-JAN- 12:00 A
<b>Docket Entry:</b>	73-07121373 ANS FILED TO MOTION FOR P.O.'S. FILED BY DEF., PORTE LLC, AND GENE D. COHEN.			
10-JAN-2008 12:21 PM	MTASN - MOTION ASSIGNED			10-JAN- 12:21 P
<b>Docket Entry:</b>	73-07121373 MOTION TO DETERMINE AMOUNTS DUE ASSIGNED TO JL ABRAMSON ON 1-11-08.			
14-JAN-2008 12:49 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		14-JAN- 12:00 A
<b>Docket Entry:</b>	IT IS HEREBY ORDERED AND DECREED THAT THE PRE-TRIAL CONFERENCE, SCHEDULED TO TAKE PLACE ON JANUARY 31, 2008, IS CONTINUED TO THURSDAY, FEBRUARY 28, 2008, AT 9:30 A.M. IN COURTROOM 443 CITY HALL, PHILADELPHIA, PENNSYLVANIA. BY THE COURT..... ABRAMSON, J. 1/14/08			
14-JAN-2008 12:52 PM	CLWPR - WAITING TO LIST PRE-TRIAL CONF	ABRAMSON, HOWLAND W		14-JAN- 12:52 P
<b>Docket Entry:</b>	none.			
14-JAN-2008 12:53 PM	CLLPT - LISTED FOR PRE-TRIAL CONF			14-JAN- 12:53 P

<b>Docket Entry:</b>	none.			
16-JAN-2008 12:01 AM	CLNGV - NOTICE GIVEN			16-JAN-12:01 A
<b>Docket Entry:</b>	none.			
17-JAN-2008 11:38 AM	MTANS - ANSWER (MOTION/PETITION) FILED	COMMERCE BANK NA,		24-JAN-12:00 A
<b>Docket Entry:</b>	43-07122043 ANSWER OF PLAINTIFF TO MOTION FOR RECONSIDERAT			
18-JAN-2008 10:09 AM	MTANS - ANSWER (MOTION/PETITION) FILED			24-JAN-12:00 A
<b>Docket Entry:</b>	43-07122043 ANSWER OF DEFENDANTS' PORTERRA, LLC AND GENE C COHEN TO MOTION FOR RECONSIDERATION.			
01-FEB-2008 03:12 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		01-FEB-12:00 A
<b>Docket Entry:</b>	88-08012388 IT IS HEREBY ORDERED, UPON CONSIDERATION OF THE RECEIVER'S EMERGENCY PETITION FOR LEAVE TO SELL AT PRIVATE SALE, AS FOLLOWS: 1. ANY INTERESTED PARTY WHO OBJECTS TO THE RELIEF REQUESTED BY THE RECEIVER IN ITS PETITION SHALL FILE A RESPONSE TO THE PETITION AND A MEMORANDUM OF LAW IN SUPPORT OF HIS/HER/ITS RESPONSE ON OR BEFORE FEBRUARY 15, 2008; 2. THE RECEIVER SHALL SUBMIT A REPLY TO ANY OPPOSING RESPONSE AND MEMORANDUM OF LAW IN SUPPORT OF HIS REPLY ON OR BEFORE FEBRUARY 21, 2008; AND 3. ALL INTERESTED PARTIES SHALL APPEAR FOR ORAL ARGUMENT ON THE PETITION ON FEBRUARY 25, 2008 AT 9 A.M. IN COURTROOM 443 CITY HALL. BY THE COURT..... ABRAMSON 2/1/08			
01-FEB-2008 03:20 PM	CLLOR - LISTED FOR ORAL ARGUMENTS			01-FEB-03:20 P
<b>Docket Entry:</b>	none.			

21-FEB-2008 02:18 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		21-FEB- 12:00 A
<b>Docket Entry:</b>	IT IS HEREBY ORDERED AND DECREED THAT THE PRE-TRIAL CONFERENCE, SCHEDULED TO TAKE PLACE ON FEBRUARY 28, 2008, CONTINUED TO WEDNESDAY, MARCH 12, 2008, AT 9:30 A.M. IN COURTROOM 443 CITY HALL, PHILADELPHIA, PENNSYLVANIA. BY THE COURT..... ABRAMSON, J. 2/21/08			
21-FEB-2008 02:21 PM	CLWPR - WAITING TO LIST PRE-TRIAL CONF	ABRAMSON, HOWLAND W		21-FEB- 02:21 P
<b>Docket Entry:</b>	<i>none.</i>			
21-FEB-2008 02:22 PM	CLLPT - LISTED FOR PRE-TRIAL CONF			21-FEB- 02:22 P
<b>Docket Entry:</b>	<i>none.</i>			
23-FEB-2008 12:01 AM	CLNGV - NOTICE GIVEN			23-FEB- 12:01 A
<b>Docket Entry:</b>	<i>none.</i>			
26-FEB-2008 03:04 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		26-FEB- 03:04 P
<b>Docket Entry:</b>	43-07122043-UPON CONSIDERATION OF DFT'S MOTION FOR RECONSIDERATION THE SUPPORTING EXHIBITS AND PLF'S RESPONSE THERETO IT IS HEREBY ORDERED THAT THE MOTION IS DENIED. SO ORDERED...ABRAMSON HW J 2/26/08			
28-FEB-2008 03:29 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		28-FEB- 03:32 P
<b>Docket Entry:</b>	IT IS HEREBY ORDERED THAT THE PRE-TRIAL CONFERENCES SCHEDULED FOR MARCH 12, 2008, IN THESE MATTERS ARE CANCELLED IN LIEU OF THE CONFERENCE, THE COURT WILL HOLD A HEARING ON COMMERCE BANK, N.A.'S MOTION TO DETERMINE AMOUNTS DUE AT A.M. ON MARCH 12, 2008 IN COURTROOM 443, CITY HALL. BY THE COURT..... ABRAMSON, J. 2/28/08			



28-FEB-2008 03:33 PM	CLWMH - WAITING TO LIST MOTION HEARING	ABRAMSON, HOWLAND W		28-FEB- 03:33 P
<b>Docket Entry:</b>	none.			
28-FEB-2008 03:34 PM	MTHRS - MOTION HEARING SCHEDULED			28-FEB- 03:34 P
<b>Docket Entry:</b>	none.			
01-MAR-2008 12:01 AM	CLNGV - NOTICE GIVEN			01-MAR 12:01 A
<b>Docket Entry:</b>	none.			
12-MAR-2008 10:44 AM	ENAPP - ENTRY OF APPEARANCE			12-MAR 12:00 A
<b>Documents:</b>	<a href="#">ENAPP_61.pdf</a>			
<b>Docket Entry:</b>	ENTRY OF APPEARANCE OF JAMES PORTER FILED AS PRO SE DEFT.			
14-MAR-2008 10:45 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		14-MAR 10:47 A
<b>Documents:</b>	<a href="#">ORDER_62.pdf</a>			
<b>Docket Entry:</b>	AFTER A HEARING ON COMMERCE BANK NA'S MOTION TO DETERMIN AMOUNTS DUE ON MARCH 12 2008 IT IS HEREBY ORDERED THAT WIT THIRTY (30) DAYS OF ENTRY OF THIS ORDER COMMERCE BANK NA S PRODUCE TO THE PARTIES AND THE COURT COPIES OF THE ATTORN BILLS FOR WHICH IT SEEKS REIMBURSEMENT WITHOUT EXTENSIVE OVERBROAD REDACTIONS. (THE COURT NOTES THAT THE FACT THA CLIENT HAD DISCUSSIONS WITH HIS/HER ATTORNEY IS NOT PRIVILEE ALTHOUGH THE CONTENTS OF SUCH DISCUSSIONS MAY BE). BY THE COURT...ABRAMSON HW J 3/13/08			
18-MAR-2008 10:47 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		18-MAR 12:00 A

<b>Documents:</b>	ORDER_63.pdf			
<b>Docket Entry:</b>	UPON CONSIDERATION OF PORTERRA LLC'S SECOND PETITION FOR LEAVE TO SELL AT PRIVATE SALE FILED IN THE RELATED CASE PORTERRA JULY TERM 2006 NO 1487 IT IS HEREBY ORDERED THAT UNTIL FURTHER ORDER OF THIS COURT COMMERCE BANK NA SHALL NOT COMMENCE OR CONTINUE ANY EXECUTION PROCEEDINGS WITH RESPECT TO THE JUDGMENT IT CONFESSED AGAINST PORTERRA LL THIS ACTION. BY THE COURT...ABRAMSON HW J 3/17/08			
18-MAR-2008 10:52 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		18-MAR 12:00 A
<b>Documents:</b>	ORDER_64.pdf			
<b>Docket Entry:</b>	UPON CONSIDERATION OF PORTERRA LLC'S AND THE RECEIVER FOR PORTERRA LLC'S SECOND PETITION FOR LEAVE TO SELL AT PRIVATE SALE IT IS HEREBY ORDERED THAT ALL INTERESTED PARTIES SHALL SERVE AND FILE THEIR RESPONSES TO THE PETITION ON OR BEFORE APRIL 1 2008. BY THE COURT...ABRAMSON HW J 3/17/08			
09-APR-2008 10:25 AM	CLRSC - RULE TO SHOW CAUSE ENTERED	ABRAMSON, HOWLAND W		09-APR 12:00 A
<b>Docket Entry:</b>	36-08031036-UPON CONSIDERATION OF SECOND PETITION OF COURT FOR LEAVE TO SELL AT PRIVATE SALE A RULE IS HEREBY ENTERED TO SHOW CAUSE WHY SAID PETITION SHOULD NOT BE GRANTED. RULE RETURNABLE ON APRIL 28 2008 IN COURTROOM 443 CITY HALL PHILADELPHIA AT 10:00 AM. BY THE COURT...ABRAMSON J 4/8/08			
09-APR-2008 10:27 AM	CLLOR - LISTED FOR ORAL ARGUMENTS			09-APR 10:27 A
<b>Docket Entry:</b>	none.			
16-APR-2008 04:04 PM	STENO - STENOGRAPHER'S NOTES FILED			16-APR 12:00 A
<b>Docket Entry:</b>	1 VOLUME OF NOTES TAKEN BEFORE JUDGE ABRAMSON ON MARCH 2008.			
12-JUN-2008 11:18 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		12-JUN 12:00 A

<b>Documents:</b>	ORDER_68.pdf			
<b>Docket Entry:</b>	63-08051263 IT IS HEREBY ORDERED AND DECREED, UPON CONSIDERATION OF THE PETITION OF ELY GOLDIN, ESQUIRE AND THE LAW FIRM OF FOX ROTHSCHILD TO WITHDRAW AS COUNSEL FOR DEFENDANTS, NUNZIO TERRA, LAURA TERRA, PORTERRA, LLC, 1101 FRANKFORD, LLC, IML BUILDERS, LLC AND UNITED LAND TRANSFER LLC, THAT A RULE IS ISSUED UPON DEFENDANTS TO SHOW CAUSE V THE PETITION SHOULD NOT BE GRANTED. FURTHER, PETITIONER SHALL SERVE A COPY OF THIS RULE UPON HIS CLIENTS WITHIN FIFTEEN (15) DAYS OF THE DATE OF THIS RULE, FILE A CERTIFICATE OF SERVICE AND PRESENT A DATE STAMPED COPY OF THE CERTIFICATE AT THE RULE HEARING. FURTHER, PETITIONER SHALL PRESENT AT THE RULE HEARING, A CERTIFICATE IN CONFORMITY TO PHILA. CIV. RULE 1012 (1) AND (2). THIS RULE IS RETURNABLE ON THE 9TH DAY OF JULY, 2008, BEGINNING 9:30 A.M. IN COURTROOM 443 CITY HALL, PHILADELPHIA, FURTHER THE DEFENDANTS SHALL PERSONALLY APPEAR AT THE RULE HEARING. IN THE EVENT THE DEFENDANTS DO NOT APPEAR, A DEFAULT JUDGMENT MAY BE ENTERED. BY THE COURT..... ABRAMSON, J. 6/1			
12-JUN-2008 11:29 AM	CLLRR - LISTED RULE RETURNABLE DATE			12-JUN- 11:29 AM
<b>Docket Entry:</b>	none.			
11-JUL-2008 09:48 AM	MTSTK - MOTION TO STRIKE	COMMERCE BANK NA,		17-JUL- 12:00 AM
<b>Documents:</b>	MTSTK_70.pdf			
<b>Docket Entry:</b>	03-08070703 RESPONSE DATE 07-31-08.			
29-JUL-2008 03:28 PM	CLWTR - WAITING TO LIST FOR TRIAL	ABRAMSON, HOWLAND W		29-JUL- 12:00 AM
<b>Docket Entry:</b>	none.			
29-JUL-2008 03:29 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		29-JUL- 12:00 AM
<b>Documents:</b>	ORDER_72.pdf			

<b>Docket Entry:</b>	63-08051263-UPON CONSIDERATION OF THE PETITION FOR LEAVE TO WITHDRAW AS COUNSEL ON BEHALF OF NUZIO TERRA LAURA TERRA/PORTERRA LLC 1101 FRANKFORD LLC IML BUILDERS LLC AND UNITEI LAND TRANSFER LLC MADE BY ELY GOLDIN ESQ AND FOX ROTHSCH LLP AND HAVING CONSIDERED ANY OPPOSITION THERETO IT IS HER ORDERED AND DECREED THAT THE PETITION IS HEREBY GRANTED. THE COURT...ABRAMSON HW J 7/28/08			
13-AUG-2008 04:12 PM	MTASN - MOTION ASSIGNED			13-AUG 04:12 P
<b>Docket Entry:</b>	03-08070703 MOTION TO STRIKE ASSIGNED TO JUDGE: ABRAMSON, HOWLAND W. ON DATE: AUGUST 13, 2008			
29-AUG-2008 12:59 PM	CCNFC - COURT CONFERENCE COMMENT	HART, CATHERINE		29-AUG 12:00 A
<b>Docket Entry:</b>	JUDGE ABRAMSON SHALL RETAIN THIS CASE			
02-SEP-2008 04:12 PM	ENAPC - ENTRY OF APPEARANCE-CO COUNSEL	SLIPAKOFF, BRIAN J		02-SEP 04:16 P
<b>Documents:</b>	<a href="#">ENAPC_75.pdf</a>			
<b>Docket Entry:</b>	ENTRY OF APPEARANCE OF AS CO-COUNSEL FILED. (FILED ON BEHA OF COMMERCE BANK NA)			
20-OCT-2008 02:01 PM	CLRSC - RULE TO SHOW CAUSE ENTERED	ABRAMSON, HOWLAND W		20-OCT 12:00 A
<b>Docket Entry:</b>	<i>none.</i>			
19-NOV-2008 03:49 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		19-NOV 03:49 P
<b>Documents:</b>	<a href="#">ORDER_77.pdf</a>			
<b>Docket Entry:</b>	03-08070703 UPON CONSIDERATION OF COMMERCE BANK NA'S MOIT FOR STRIKE APPEARANCE AND THE RESPONSES THERETO IF ANY IT HEREBY ORDERED AND DECREED THAT THE MOTION IS GRANTED. T APPEARANCE OF JAMES E PORTER IN THE ABOVE-CAPTIONED MATT HEREBY STRICKEN. BY THE COURT...ABRAMSON HW J 11/17/08			

25-NOV-2008 11:23 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		25-NOV 12:00 A
<b>Documents:</b>	<a href="#">ORDER_78.pdf</a>			
<b>Docket Entry:</b>	82-08041382 & 86-08031086-UPON CONSIDERATION OF THE RECEIVER PETITION FOR LEAVE TO SELL PLFS' PETITION FOR ORDER OF ENTRY. ALL OTHER MATTERS OF RECORD AND AFTER CONFERRING WITH THE PARTIES ON NOVEMBER 19 2008 IT IS ORDERED THAT BOTH OF SAID PETITIONS ARE DISMISSED AS MOOT. BY THE COURT...ABRAMSON HW 11/24/08			
25-NOV-2008 11:28 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		25-NOV 11:29 AM
<b>Docket Entry:</b>	SEE ORDER OF 11/24/08			
25-NOV-2008 11:29 AM	CLWPR - WAITING TO LIST PRE-TRIAL CONF	ABRAMSON, HOWLAND W		25-NOV 11:29 AM
<b>Docket Entry:</b>	<i>none.</i>			
25-NOV-2008 11:30 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		25-NOV 12:00 A
<b>Documents:</b>	<a href="#">ORDER_81.pdf</a>			
<b>Docket Entry:</b>	96-08040796 & 14-08041614-UPON CONSIDERATION OF PLFS' EMERGE MOTION REQUESTING CURRENT DEED TO BE STRICKEN IT IS ORDERED THAT SAID MOTION IS DENIED. TO THE EXTENT THAT PLFS ARE IN A POSITION TO REQUEST THAT THE DEED FROM THEM TO PORTERRA BE STRICKEN SUCH REQUEST RAISES DISPUTED ISSUES OF MATERIAL FACT THAT CANNOT BE RESOLVED AT THIS STAGE IN THE PROCEEDINGS BY THE COURT...ABRAMSON HW J 11/24/08			
10-DEC-2008 04:06 PM	ORDOP - ORDER AND OPINION FILED	ABRAMSON, HOWLAND W		10-DEC 12:00 A
<b>Documents:</b>	<a href="#">ORDOP_82.pdf</a> <a href="#">ORDOP_82_001.pdf</a>			
<b>Docket Entry:</b>	32-07111332-UPON CONSIDERATION OF THE RECEIVER'S PETITION FOR AUTHORITY TO EXECUTE AND RECORD MORTGAGES IN FIRST PRIORITY			



THE RESPONSES THERETO AND ALL OTHER MATTERS OF RECORD A IN ACCORD WITH THE OPINION ISSUED SIMULTANEOUSLY IT IS ORDE THAT SAID MOTION IS GRANTED IN PART AND DENIED IN PART AS FOLLOWS: 1. THE RECEIVER'S REASONABLE FEES AND COSTS AS SUBSEQUENTLY DETERMINED BY THIS COURT ARE DEEMED TO BE P OF THE INDEBTEDNESS DUE TO COMMERCE BANK NA AND EVIDENCI BY TWO NOTES AND SECURED BY TWO MORTGAGES. (THE "MORTGA ARE CERTAIN MORTGAGES HELD BY COMMERCE BANK NA DATED AUG 24 2005 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEL PHILA CTY AS DOCUMENTS NO 51251777 AND NO 51251781 AGAINST PROPERTY KNOWN AS 1039-55 AND 1101-03 FRANKFORD AVE PHILA F (HEREINATER THE "PROPERTIES")). 2. COMMERCE BAN NA SHALL PA' RECEIVER'S REASONABLE FEES AND COSTS IF AND WHEN COMMERI BANK NA SELLS THE PROPERTIES OR ITS MORTGAGE LOAN IS OTHERWISE SATISFIED. IN THE EVENT THAT COMMERCE BANK NA RECEIVES OR OBTAINS ANY FUNDS FROM THE SALE OF THE PROPEF OR OTHERWISE WITH RESPECT TO ITS MORTGAGE LOAN COMMERC BANK NA MUST FIRST PAY THE RECEIVER HIS REASONABLE FEES AN COSTS. 1. HEARING ON THE RECEIVER'S PETITION FOR APPROVAL O INVOICE AND ON COMMERCE BANK NA'S MOTION TO DETERMINE AMOUNTS DUE WILL BE HELD ON JANUARY 12 2009 AT 1:30 PM IN COURTROOM 443 CITY HALL. BY THE COURT....ABRAMSON HW J 12/8/

10-DEC-2008 04:06 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			10-DEC 04:11 PI
<b>Docket Entry:</b>	none.			
10-DEC-2008 04:16 PM	MTHRS - MOTION HEARING SCHEDULED			10-DEC 04:16 P
<b>Docket Entry:</b>	none.			
12-DEC-2008 12:01 AM	CLNGV - NOTICE GIVEN			12-DEC 12:01 A
<b>Docket Entry:</b>	none.			
28-JAN-2009 03:36 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		28-JAN- 12:00 A

<b>Docket Entry:</b>	IT IS HEREBY ORDERED THAT ALL INTERESTED PARTIES APPEAR FOR HEARING ON COMMERCE BANK NA'S MOTION FOR RECONSIDERATION FEBRUARY 23 2009 AT 2:00 PM IN COURTROOM 443 CITY HALL. BY THE COURT...ABRAMSON HW J 1/27/09			
28-JAN-2009 03:40 PM	MTHRS - MOTION HEARING SCHEDULED			28-JAN-2009 03:40 P
<b>Docket Entry:</b>	<i>none.</i>			
30-JAN-2009 12:01 AM	CLNGV - NOTICE GIVEN			30-JAN-2009 12:01 A
<b>Docket Entry:</b>	<i>none.</i>			
24-MAR-2009 02:31 PM	MTMIS - MISCELLANEOUS MOTION	SLIPAKOFF, BRIAN J		24-MAR-2009 03:57 P
<b>Documents:</b>	<a href="#">MTMIS_89.pdf</a> <a href="#">MTMIS_89_001.pdf</a> <a href="#">MTMIS_89_002.pdf</a> <a href="#">MTMIS_89_003.pdf</a> <a href="#">MTMIS_89_004.pdf</a> <a href="#">MTMIS_89_005.pdf</a> <a href="#">MTMIS_89_006.pdf</a> <a href="#">MTMIS_89_007.pdf</a> <a href="#">MTMIS_89_008.pdf</a> <a href="#">MTMIS_89_009.pdf</a> <a href="#">MTMIS_89_010.pdf</a> <a href="#">Motion_CoverSheet_MTMIS_89.pdf</a>			
<b>Docket Entry:</b>	50-09033250 RESPONSE DATE 04/13/2009. SECOND MOTION TO DETERMINE FEES AND COSTS (FILED ON BEHALF OF COMMERCE BANK NA)			
01-APR-2009 03:59 PM	MRDUD - MOTION RESPONSE DATE UPDATED			01-APR-2009 03:59 P
<b>Documents:</b>	<a href="#">MRDUD_90.pdf</a>			
<b>Docket Entry:</b>	50-09033250 MISCELLANEOUS MOTION MOTION RESPONSE DATE UPDATED TO 04/20/2009.			

20-APR-2009 01:23 PM	MTANS - ANSWER (MOTION/PETITION) FILED	SADD, TRICIA J		20-APR 04:25 P
<b>Documents:</b>	<a href="#">MTANS_91.pdf</a> <a href="#">MTANS_91_001.pdf</a> <a href="#">MTANS_91_002.pdf</a> <a href="#">MTANS_91_003.pdf</a> <a href="#">Motion_CoverSheet_MTANS_91.pdf</a>			
<b>Docket Entry:</b>	50-09033250 ANSWER IN OPPOSITION OF MISCELLANEOUS MOTION F (FILED ON BEHALF OF PORTERRA LLC)			
23-APR-2009 03:30 PM	MTASN - MOTION ASSIGNED			23-APR 03:30 P
<b>Docket Entry:</b>	50-09033250 MISCELLANEOUS MOTION ASSIGNED TO JUDGE: ABRAM HOWLAND W. ON DATE: APRIL 23, 2009			
24-APR-2009 10:08 AM	WTAPP - WITHDRAWAL/ENTRY OF APPEARANCE	NEMEROFF, ROBERT H		24-APR 10:10 A
<b>Documents:</b>	<a href="#">WTAPP_93.pdf</a>			
<b>Docket Entry:</b>	WITHDRAWAL OF APPEARANCE OF BRIAN J SLIPAKOFF AND ENTRY C APPEARANCE OF DANIEL D MCCAFFERY AND ROBERT H NEMEROFF FILED. (FILED ON BEHALF OF COMMERCE BANK NA)			
19-MAY-2009 11:16 AM	WTAPO - WITHDRAWAL OF APPEARANCE	SANTAMOUR, GRETCHEN M		19-MAY 12:06 P
<b>Documents:</b>	<a href="#">WTAPO_94.pdf</a>			
<b>Docket Entry:</b>	WITHDRAWAL OF APPEARANCE OF GRETCHEN M SANTAMOUR FILED ROBERT H NEMEROFF AND DANIEL MCCAFFERY WILL REMAIN AS COUNSEL FOR PLAINTIFF (FILED ON BEHALF OF COMMERCE BANK N.			
01-JUN-2009 12:04 PM	APWDS - APPEAL WITHDRAWN/DISCONTINUED			04-JUN- 12:00 A
<b>Documents:</b>	<a href="#">APWDS_95.pdf</a>			
<b>Docket Entry:</b>	AT 1322 EDA 2009.....5/21/09			



09-JUN-2009 02:05 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		09-JUN- 02:05 P
<b>Documents:</b>	<u>ORDER_96.pdf</u>			
<b>Docket Entry:</b>	50-09033250 UPON CONSIDERATION OF PLF'S SECOND MOTION TO DETERMINE AMOUNTS DUE AND THE RECEIVER'S RESPONSE THERE IS HEREBY ORDERED AND DECREED THAT THE MOTION IS GRANTED JUDGEMNT IN MORTGAGE FORECLOSURE IS HEREBY ENTERED IN TI ABOVE-CAPTIONED ACTIONS IN FAVOR OF PLF COMMERCE BANK NA THE AMOUNT OF \$4,922,510.68 BROKEN DOWN AS FOLLOWS: RECEIV FEES(REduced 25%) AND COSTS \$508,885.13 UNPAID PRINCIPAL \$3,035,053.24 INTEREST (THROUGH 6/08/09) \$833,570.34 BANK LEGAL (REDUCED 25%) \$435,203.88 LATE FEES \$21,215.42 BANK COSTS \$88,582.67 TOTAL \$4,922,510.68. BY THE COURT..ABRAMSON HW J 6/9			
09-JUN-2009 02:09 PM	ORDRF - ORDER ENTERED - FINAL DISPOS	ABRAMSON, HOWLAND W		09-JUN- 02:10 P
<b>Docket Entry:</b>	SEE ORDER OF 6/9/09			
09-JUN-2009 02:09 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			09-JUN- 02:10 P
<b>Docket Entry:</b>	<i>none.</i>			
09-SEP-2010 03:10 PM	JDORF - JUDGMENT-COURT ORDER FINAL DIS	NEMEROFF, ROBERT H	\$5,364,322.96	10-SEP- 08:25 A
<b>Documents:</b>	<u>JDORD_99.pdf</u> <u>JDORD_99_001.pdf</u>			
<b>Docket Entry:</b>	PRAECIPE FOR ENTRY OF JUDGMENT FILED. NOTICE GIVEN UNDER F 236. JUDGMENT IS ENTERED IN FAVOR OF COMMERCE BANK NA AND AGAINST PORTERRA LLC IN THE AMOUNT OF \$5,364,322.96 ON THE COURT ORDER DATED 06/09/2009. PRAECIPE FOR WRIT OF EXECUTIC (RE) FILED. WRIT OF EXECUTION (RE) ISSUED. PREMISES: , PHILADELPHIA. JUDGMENT IS HEREBY ENTERED.			
20-SEP-2010 09:01 AM	AFDVT - AFFIDAVIT OF SERVICE FILED	NEMEROFF, ROBERT H		20-SEP- 09:01 A
<b>Documents:</b>	<u>AFDVT_100.pdf</u>			

<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF NOTICE OF SALE TO LIENHOLDERS UPON PORTERRA LLC BY FIRST CLASS REGULAR MAIL ON 09/16/2010 FILED (FILED ON BEHALF OF COMMERCE BANK NA)			
15-NOV-2010 09:19 AM	AFDVT - AFFIDAVIT OF SERVICE FILED	SCHUMAN, KERRY S		15-NOV 09:21 A
<b>Documents:</b>	<a href="#">AFDVT_101.pdf</a>			
<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF NOTICE OF SALE UPON TRICIA J. SADD AND PORTERRA LLC BY CERTIFIED MAIL, FIRST CLASS REGULAR MAIL ON 09/16/2010 FILED. (FILED ON BEHALF OF COMMERCE BANK NA)			
18-NOV-2010 10:10 AM	AFDVT - AFFIDAVIT OF SERVICE FILED	SCHUMAN, KERRY S		18-NOV 10:23 A
<b>Documents:</b>	<a href="#">AFDVT_102.pdf</a>			
<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF AMENDED AFFIDAVIT 3129 AND AFFIDAVIT SERVICE UPON TRICIA J. SADD AND PORTERRA LLC BY FIRST CLASS REGULAR MAIL ON 11/17/2010 FILED. (FILED ON BEHALF OF COMMERCE BANK NA)			
24-NOV-2010 10:45 AM	AFDVT - AFFIDAVIT OF SERVICE FILED	NEMEROFF, ROBERT H		24-NOV 10:45 A
<b>Documents:</b>	<a href="#">AFDVT_103.pdf</a>			
<b>Docket Entry:</b>	AFFIDAVIT OF SERVICE OF NOTICE OF SHERIFF'S SALE TO LIENHOLDERS UPON TRICIA J. SADD AND PORTERRA LLC BY FIRST CLASS REGULAR MAIL ON 11/23/2010 FILED. (FILED ON BEHALF OF COMMERCE BANK NA)			
14-DEC-2010 02:50 PM	ENAPP - ENTRY OF APPEARANCE	NOCHUMSON, ALAN		15-DEC 07:48 A
<b>Documents:</b>	<a href="#">ENAPP_106.pdf</a>			
<b>Docket Entry:</b>	ENTRY OF APPEARANCE OF ALAN NOCHUMSON FILED. (FILED ON BEHALF OF PETITIONER DEBRA PORTER)			
14-DEC-2010 02:57 PM	MTSYS - MOT-POSTPONE SHERIFF SALE	NOCHUMSON, ALAN		14-DEC 04:04 P
<b>Documents:</b>	<a href="#">MTSYS_104.pdf</a> <a href="#">Motion CoverSheet MTSYS_104.pdf</a>			

<b>Docket Entry:</b>	45-10121645 MOT-POSTPONE SHERIFF SALE (FILED ON BEHALF OF DEBRA PORTER)			
14-DEC-2010 04:06 PM	MTASN - MOTION ASSIGNED			14-DEC 04:06 P
<b>Docket Entry:</b>	45-10121645 MOT-POSTPONE SHERIFF SALE ASSIGNED TO JUDGE: ABRAMSON, HOWLAND W. ON DATE: DECEMBER 14, 2010			
15-DEC-2010 03:58 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		15-DEC 03:58 P
<b>Documents:</b>	<a href="#">ORDER_107.pdf</a>			
<b>Docket Entry:</b>	45-10121645 UPON CONSIDERATION OF DEBRA PORTER'S MOTION TO POSTPONE SHERIFF'S SALE, IT APPEARING THAT MRS. PORTER IS NOT A PARTY TO THIS ACTION, SHE DOES NOT HAVE STANDING TO FILE HER MOTION. THEREFORE, HER MOTION IS DISMISSED. ...BY THE COURT: ABRAMSON, J. 12/15/10			
15-DEC-2010 03:58 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			15-DEC 04:01 P
<b>Docket Entry:</b>	NOTICE GIVEN ON 15-DEC-2010 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 15-DEC-2010.			
15-DEC-2010 10:35 PM	MTRCS - MOTION FOR RECONSIDERATION	NOCHUMSON, ALAN		16-DEC 09:50 A
<b>Documents:</b>	<a href="#">MTRCS_109.pdf</a> <a href="#">Motion_CoverSheet_MTRCS_109.pdf</a>			
<b>Docket Entry:</b>	76-10121776 MOTION FOR RECONSIDERATION (FILED ON BEHALF OF DEBRA PORTER)			
16-DEC-2010 12:34 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		16-DEC 12:34 P
<b>Documents:</b>	<a href="#">ORDER_110.pdf</a>			
<b>Docket Entry:</b>	76-10121776 UPON CONSIDERATION OF DEBRA PORTER'S EMERGENCY MOTION FOR RECONSIDERATION AND FOR LEAVE TO INTERVENE, IT IS HEREBY ORDERED AS FOLLOWS: 1. ANY PARTY OPPOSING THE MOTION SHALL FILE A RESPONSE ON OR BEFORE 2:00PM ON DECEMBER 21, 2010. 2. THE PARTIES SHALL APPEAR FOR A HEARING ON THE MOTION ON DECEMBER 21, 2010.			

DECEMBER 22, 2010 AT 9:30AM IN COURTROOM 443, CITY HALL. ...BY TI COURT, JUDGE ABRAMSON, 12-16-10				
16-DEC-2010 12:34 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			16-DEC 12:48 P
<b>Docket Entry:</b>	NOTICE GIVEN ON 16-DEC-2010 OF ORDER ENTERED/236 NOTICE GIV ENTERED ON 16-DEC-2010.			
16-DEC-2010 12:36 PM	MTHRS - MOTION HEARING SCHEDULED			16-DEC 12:36 P
<b>Docket Entry:</b>	<i>none.</i>			
18-DEC-2010 12:30 AM	CLNGV - NOTICE GIVEN			18-DEC 12:30 A
<b>Docket Entry:</b>	<i>none.</i>			
20-DEC-2010 04:27 PM	MTANS - ANSWER (MOTION/PETITION) FILED	SADD, TRICIA J		20-DEC 04:35 P
<b>Documents:</b>	<a href="#">MTANS_114.pdf</a> <a href="#">MTANS_114_001.pdf</a> <a href="#">MTANS_114_002.pdf</a> <a href="#">Motion CoverSheet MTANS_114.pdf</a>			
<b>Docket Entry:</b>	76-10121776 ANSWER IN OPPOSITION OF MOTION FOR RECONSIDERATION FILED. (FILED ON BEHALF OF GENE D COHEN)			
21-DEC-2010 10:22 AM	MTANS - ANSWER (MOTION/PETITION) FILED	NEMEROFF, ROBERT H		21-DEC 12:11 P
<b>Documents:</b>	<a href="#">MTANS_115.pdf</a> <a href="#">Motion CoverSheet MTANS_115.pdf</a>			
<b>Docket Entry:</b>	76-10121776 ANSWER IN OPPOSITION OF MOTION FOR RECONSIDERATION FILED. (FILED ON BEHALF OF COMMERCE BANK I			
21-DEC-2010 10:26 AM	MEMOR - MEMORANDUM FILED	NEMEROFF, ROBERT H		21-DEC 01:58 P

<b>Documents:</b>	MEMOR 116.pdf MEMOR 116 001.pdf MEMOR 116 002.pdf Motion CoverSheet MEMOR 116.pdf			
<b>Docket Entry:</b>	76-10121776 MEMORANDUM IN OPPOSITION OF MOTION FOR RECONSIDERATION FILED. (FILED ON BEHALF OF COMMERCE BANK I			
21-DEC-2010 03:22 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		21-DEC 03:25 P
<b>Documents:</b>	ORDER 117.pdf			
<b>Docket Entry:</b>	76-10121776 AND NOW, THIS 20TH DAY OF DECEMBER, 2010, UPON CONSIDERATION OF DEBRA PORTER'S EMERGENCY MOTION FOR RECONSIDERATION AND FOR LEAVE TO INTERVENE, IT IS ORDERED THE HEARING SCHEDULED FOR DECEMBER 22ND IS CANCELLED AT REQUEST OF MRS. PORTER. IT IS FURTHER ORDERED THAT THE PAR SHALL APPEAR FOR HEARING ON THE MOTION ON JANUARY 3, 2011 / 9:30 A.M. IN COURTROOM 443, CITY HALL. BY THE COURT: JUDGE ABRAMSON, 12/20/10.			
21-DEC-2010 03:22 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			22-DEC 10:54 A
<b>Docket Entry:</b>	NOTICE GIVEN ON 22-DEC-2010 OF ORDER ENTERED/236 NOTICE GIV ENTERED ON 21-DEC-2010.			
21-DEC-2010 03:26 PM	MTHRS - MOTION HEARING SCHEDULED			21-DEC 03:26 P
<b>Docket Entry:</b>	none.			
23-DEC-2010 12:30 AM	CLNGV - NOTICE GIVEN			23-DEC 12:30 A
<b>Docket Entry:</b>	none.			
30-DEC-2010 12:01 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		30-DEC 12:04 P
<b>Documents:</b>	ORDER 121.pdf			



<b>Docket Entry:</b>	76-10121776-UPON CONSIDERATION OF DEBRA PORTER'S EMERGENCY MOTION FOR RECONSIDERATION AND FOR LEAVE TO INTERVENE THE RESPONSES THERETO AND ALL OTHER MATTERS OF RECORD IT IS ORDERED THAT THE MOTION IS DENIED AND THE HEARING SCHEDULED FOR JANUARY 3 2011 IS CANCELLED. MRS PORTER IS JUDICIALLY AND COLLATERALLY ESTOPPED FROM CLAIMING ANYTHING MORE THAN A SUBORDINATE MORTGAGE ON THE PROPERTY THAT IS TO BE SOLD AT SHERIFF'S SALE ON JANUARY 4TH. THE COMMERCE BANK MORTGAGE WHICH WAS THE SUBJECT OF THIS FORECLOSURE ACTION HAS PRIORITY OVER HER CLAIMED LINE. "A JUDICIAL OR OTHER SALE OF REAL ESTATE...IN FORECLOSURE OF A PRIOR MORTGAGE SHALL DISCHARGE A MORTGAGE LATER IN LIEN." (42 PA CS 8152) THE HOLDER OF A SUBMORDINATE MORTGAGE CAN PROTECT ITS INTEREST BY PAYING OFF PRIOR LIENS OR PURCHASING THE PROPERTY AT THE SHERIFF'S SALE. MRS. PORTER MAY DO THE SAME. NO STAY OF THE SHERIFF'S SALE IS WARRANTED. BY THE COURT...ABRAMSON HW J 12/29/10			
30-DEC-2010 12:01 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			30-DEC 01:19 P
<b>Docket Entry:</b>	NOTICE GIVEN ON 30-DEC-2010 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 30-DEC-2010.			
03-JAN-2011 11:13 AM	LISPN - LIS PENDENS FILED	KLYASHTORNY, NATALIE		03-JAN- 11:22 AM
<b>Documents:</b>	<a href="#">LISPN 123.pdf</a>			
<b>Docket Entry:</b>	CERTIFICATION THAT THIS ACTION INVOLVES TITLE TO REAL ESTATE PRAECIPE TO INDEX LIS PENDENS AS TO PREMISES 1039-55 FRANKF AVENUE, PHILADELPHIA. (FILED ON BEHALF OF DEBRA PORTER)			
03-JAN-2011 04:33 PM	MTRCS - MOTION FOR RECONSIDERATION	NOCHUMSON, ALAN		04-JAN- 11:12 AM
<b>Documents:</b>	<a href="#">MTRCS 124.pdf</a> <a href="#">MTRCS 124 001.pdf</a> <a href="#">MTRCS 124 002.pdf</a> <a href="#">MTRCS 124 003.pdf</a> <a href="#">Motion CoverSheet MTRCS 124.pdf</a>			
<b>Docket Entry:</b>	61-11010261 MOTION FOR RECONSIDERATION OF JUDGE ABRAMSON'S ORDER DATED 12/29/10. (FILED ON BEHALF OF DEBRA PORTER)			

04-JAN-2011 02:45 PM	MTASN - MOTION ASSIGNED			04-JAN- 02:45 P
<b>Docket Entry:</b>	61-11010261 MOTION FOR RECONSIDERATION ASSIGNED TO JUDGE: ABRAMSON, HOWLAND W. ON DATE: JANUARY 04, 2011			
07-JAN-2011 09:05 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		07-JAN- 09:05 A
<b>Documents:</b>	<a href="#">ORDER_126.pdf</a>			
<b>Docket Entry:</b>	61-11010261 AND NOW, THIS 6TH DAY OF JANUARY, 2011, UPON CONSIDERATION OF DEBRA PORTER'S EMERGENCY MOTION FOR RECONSIDERATION OF THE ORDER DATED DECEMBER 29, 2010, ANY RESPONSE THERETO, AND ANY ORAL ARGUMENTS THEREON, IT IS HEREBY ORDERED AND DECREED THAT SAID MOTION IS DENIED. BY COURT: JUDGE ABRAMSON, 1/6/11.			
07-JAN-2011 09:05 AM	ZR236 - NOTICE GIVEN UNDER RULE 236			07-JAN- 01:56 P
<b>Docket Entry:</b>	NOTICE GIVEN ON 07-JAN-2011 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 07-JAN-2011.			
14-JAN-2011 01:15 PM	MTSAS - MOTION SET ASIDE SHERIFF SALE	NOCHUMSON, ALAN		14-JAN- 03:45 P
<b>Documents:</b>	<a href="#">MTSAS_128.pdf</a> <a href="#">Motion_CoverSheet_MTSAS_128.pdf</a>			
<b>Docket Entry:</b>	42-11011942 RESPONSE DATE 02/03/2011. (FILED ON BEHALF OF DEBRA PORTER)			
14-JAN-2011 01:23 PM	APSUP - APPEAL TO SUPERIOR COURT	NOCHUMSON, ALAN		14-JAN- 04:21 P
<b>Documents:</b>	<a href="#">APSUP_129.pdf</a>			
<b>Docket Entry:</b>	***** NOTICE OF APPEAL FROM DECISION DATED 12/15/2010 12/29/2010 01/06/2011 AND DOCKETED ON 12/15/10, 12/30/10, 1/7/11 BY JUDGE ABRAMSON, HOWLAND. PROOF OF SERVICE FILED. (FILED ON BEHALF OF DEBRA PORTER)*****			
26-JAN-2011 10:22 AM	FEEPD - FEE PD PURSUANT TO ORDER			26-JAN- 12:00 A

<b>Docket Entry:</b>	HIGH COURT FEE PAID TO SUPERIOR COURT			
02-FEB-2011 12:55 PM	MTANS - ANSWER (MOTION/PETITION) FILED	NEMEROFF, ROBERT H		02-FEB- 03:47 P
<b>Documents:</b>	<a href="#">MTANS_131.pdf</a> <a href="#">MTANS_131_001.pdf</a> <a href="#">Motion_CoverSheet_MTANS_131.pdf</a>			
<b>Docket Entry:</b>	42-11011942 ANSWER IN OPPOSITION OF MOTION SET ASIDE SHERIFF SALE FILED. (FILED ON BEHALF OF COMMERCE BANK NA)			
07-FEB-2011 03:56 PM	MTASN - MOTION ASSIGNED			07-FEB- 03:56 P
<b>Docket Entry:</b>	42-11011942 MOTION SET ASIDE SHERIFF SALE ASSIGNED TO JUDGE: ABRAMSON, HOWLAND W. ON DATE: FEBRUARY 07, 2011			
10-FEB-2011 10:23 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		10-FEB- 10:23 A
<b>Documents:</b>	<a href="#">ORDER_133.pdf</a>			
<b>Docket Entry:</b>	42-11011942 UPON CONSIDERATION OF PETITIONER'S PETITION TO SET ASIDE THE SHERIFF'S SALE AND PLF'S ANSWER IT IS HEREBY ORDERED AND DECREED THAT DFT'S PETITION IS DENIED AND DISMISSED. BY COURT...ABRAMSON HW J 2/8/11			
10-FEB-2011 10:23 AM	ZR236 - NOTICE GIVEN UNDER RULE 236			10-FEB- 02:53 P
<b>Docket Entry:</b>	NOTICE GIVEN ON 10-FEB-2011 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 10-FEB-2011.			
15-FEB-2011 03:44 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		15-FEB- 12:00 A
<b>Documents:</b>	<a href="#">ORDER_135.pdf</a>			
<b>Docket Entry:</b>	AFTER RECEIPT OF THE APPELLANT'S NOTICE OF APPEAL IN THIS MATTER IN ACCORD WITH PA R APP PROC 1925(B) APPELLANT IS ORDERED TO FILE OF RECORD AND SERVE ON THE TRIAL JUDGE A STATEMENT OF ISSUES UPON WHICH THE APPEAL IS BASED WITHIN TWENTY-ONE (21) DAYS OF THE DATE OF ENTRY OF THIS ORDER. TH			



	STATEMENT ORDERED HEREBY SHALL BE MADE WITH PARTICULARIT AND COMPLETENESS. THE FAILURE TO ABIDE BY THIS ORDER WITH RESPECT TO TIMELINESS COMPLETENESS AND/OR PARTICULARITY ( THE STATEMENT SHALL CAUSE THE APPELLATE COURT TO BE NOTIF OF THIS ORDER AND ITS VIOLATION. BY THE COURT...ABRAMSON HW 2/14/11			
15-FEB-2011 03:44 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			16-FEB- 01:59 P
<b>Docket Entry:</b>	NOTICE GIVEN ON 16-FEB-2011 OF ORDER ENTERED/236 NOTICE GIVI ENTERED ON 15-FEB-2011.			
18-FEB-2011 12:47 PM	MTINV - PETITION TO INTERVENE	MILLER, ANDREW L		18-FEB- 04:25 P
<b>Documents:</b>	<a href="#">MTINV 137.pdf</a> <a href="#">Motion CoverSheet MTINV 137.pdf</a>			
<b>Docket Entry:</b>	39-11022639 RESPONSE DATE 03/10/2011. (FILED ON BEHALF OF PARC GROUP, INC.)			
22-FEB-2011 10:18 AM	ENAPP - ENTRY OF APPEARANCE	MILLER, ANDREW L		22-FEB- 02:54 P
<b>Documents:</b>	<a href="#">ENAPP 138.pdf</a>			
<b>Docket Entry:</b>	ENTRY OF APPEARANCE OF ANDREW L MILLER FILED. (FILED ON BEH OF PETITIONER PARDES GROUP, INC.)			
02-MAR-2011 12:21 PM	APSUP - APPEAL TO SUPERIOR COURT	KLYASHTORNY, NATALIE		02-MAR 03:45 P
<b>Documents:</b>	<a href="#">APSUP 139.pdf</a>			
<b>Docket Entry:</b>	***** NOTICE OF APPEAL FROM DECISION DATED 02/8/2011 AND DOCKETED ON 2/10/11 BY JUDGE ABRAMSON, HOWLAND. PROOF OF SERVICE FILED. (FILED ON BEHAL DEBRA PORTER)*****			
08-MAR-2011 11:08 AM	APSMT - STATEMENT OF MATTERS (1925(B))	KLYASHTORNY, NATALIE		08-MAR 04:21 P
<b>Documents:</b>	<a href="#">porter 1925(b) statement matters complained appeal.pdf</a>			

<b>Docket Entry:</b>	APPELLANTS' STATEMENT OF MATTERS COMPLAINED OF ON APPEAL PURSUANT TO P.A.R.C.P. 1925(B) FILED. (FILED ON BEHALF OF DEBRA PORTER)			
08-MAR-2011 11:30 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		08-MAR 12:00 A
<b>Documents:</b>	<a href="#">ORDER 140.pdf</a>			
<b>Docket Entry:</b>	AFTER RECIEPT OF THE APPELLANT'S NOTICE OF APPEAL IN THIS MATTER, IN ACCORD WITH P.A.R.APP.PROC 1925(b); APPELLANT IS ORDERED TO FILE OF RECORD AND SERVE ON THE TRIAL JUDGE A STATEMENT OF ISSUES, UPON WHICH THE APPEAL IS BASED, WITHIN TWENTY-ONE (21) DAYS OF THE DATE OF ENTRY OF THIS ORDER. THE STATMENT ORDERED HEREBY SHALL BE MADE WITH PARTICULARITY COMPLETENESS. THE FAILURE TO ABIDE BY THIS ORDER WITH RESF TO TIMELINESS, COMPLETENESS AND/OR PARTICULARITY OF THE STATEMENT SHALL CAUSE THE APPELATE COURT TO BE NOTIFIED ( THIS ORDER AND ITS VIOLATION. ...BY THE COURT; ABRAMSON, J. 3-7			
08-MAR-2011 11:30 AM	ZR236 - NOTICE GIVEN UNDER RULE 236			08-MAR 03:11 PI
<b>Docket Entry:</b>	NOTICE GIVEN ON 08-MAR-2011 OF ORDER ENTERED/236 NOTICE GIV ENTERED ON 08-MAR-2011.			
09-MAR-2011 03:24 PM	FEEPD - FEE PD PURSUANT TO ORDER			09-MAR 12:00 A
<b>Docket Entry:</b>	HIGH COURT FEE PAID TO SUPERIOR COURT			
10-MAR-2011 03:40 PM	MTANS - ANSWER (MOTION/PETITION) FILED	SADD, TRICIA J		10-MAR 03:56 P
<b>Documents:</b>	<a href="#">Answer to motion to extend time to pay.PDF</a> <a href="#">Motion CoverSheet Form</a>			
<b>Docket Entry:</b>	39-11022639 ANSWER IN OPPOSITION OF MOTION TO INTERVENE FILE (FILED ON BEHALF OF GENE D COHEN)			
10-MAR-2011 04:25 PM	MTANS - ANSWER (MOTION/PETITION) FILED	NOCHUMSON, ALAN		10-MAR 04:28 P

<b>Documents:</b>	porter state pardes motion intervene etc.pdf Motion CoverSheet Form			
<b>Docket Entry:</b>	39-11022639 ANSWER IN OPPOSITION OF MOTION TO INTERVENE FILE (FILED ON BEHALF OF DEBRA PORTER)			
14-MAR-2011 02:50 PM	MTASN - MOTION ASSIGNED			14-MAR 02:50 P
<b>Docket Entry:</b>	39-11022639 MOTION TO INTERVENE ASSIGNED TO JUDGE: ABRAMSC HOWLAND W. ON DATE: MARCH 14, 2011			
24-MAR-2011 01:50 PM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		24-MAR 01:50 P
<b>Documents:</b>	ORDER_147.pdf			
<b>Docket Entry:</b>	39-11022639 UPON CONSIDERATION OF PARDES GROUP INC'S PETITION TO INTERVENE TO STRIKE LIS PENDENS AND FOR AN EXTENSION TO THE BALANCE OF THE PURCHASE PRICE THE RESPONSE THERETO / ALL OTHER MATTERS OF RECORD IT IS ORDERED THAT THE MOTION GRANTED IN PART. PARDES GROUP INC IS PERMITTED TO INTERVENE THIS MATTER. THE REMAINDER OF THE PETITION IS DENIED WITHOUT PREJUDICE TO PARDES GROUP INC'S RIGHT TO RE-FILE IT REQUEST ADDITIONAL RELIEF AS A SEPARATE MOTION. BY THE COURT...ABRAM HW J 3/24/11			
24-MAR-2011 01:50 PM	ZR236 - NOTICE GIVEN UNDER RULE 236			25-MAR 10:44 A
<b>Docket Entry:</b>	NOTICE GIVEN ON 25-MAR-2011 OF ORDER ENTERED/236 NOTICE GIVEN ENTERED ON 24-MAR-2011.			
25-MAR-2011 01:25 PM	APSMT - STATEMENT OF MATTERS (1925(B))	NOCHUMSON, ALAN		25-MAR 04:35 P
<b>Documents:</b>	porter_commerce_bank_llc_1925(b)_statement_2.pdf			
<b>Docket Entry:</b>	APPELLANTS' STATEMENT OF MATTERS COMPLAINED OF ON APPEAL PURSUANT TO PA.R.C.P. 1925(B) FILED. (FILED ON BEHALF OF DEBRA PORTER)			
30-MAR-2011 03:03 PM	MTSTK - MOTION TO STRIKE	MILLER, ANDREW L		30-MAR 03:51 P

<b>Documents:</b>	Motion to Strike Lis Pendens - 3.30.11.pdf Motion CoverSheet Form			
<b>Docket Entry:</b>	62-11034362 RESPONSE DATE 04/19/2011. (FILED ON BEHALF OF PARC GROUP INC'S)			
08-APR-2011 11:40 AM	MTANS - ANSWER (MOTION/PETITION) FILED	SADD, TRICIA J		08-APR 12:00 P
<b>Documents:</b>	Response in Opposition to 2d motion to extend time to pay .pdf Motion CoverSheet Form			
<b>Docket Entry:</b>	62-11034362 ANSWER IN OPPOSITION OF MOTION TO STRIKE FILED. (FILED ON BEHALF OF GENE D COHEN)			
19-APR-2011 11:54 AM	MTANS - ANSWER (MOTION/PETITION) FILED	NOCHUMSON, ALAN		19-APR 12:41 P
<b>Documents:</b>	porter pardes group motion strike lis pendens etc response.pdf Motion CoverSheet Form			
<b>Docket Entry:</b>	62-11034362 ANSWER IN OPPOSITION OF MOTION TO STRIKE FILED. (FILED ON BEHALF OF DEBRA PORTER)			
21-APR-2011 11:33 AM	MTASN - MOTION ASSIGNED			21-APR 11:33 AM
<b>Docket Entry:</b>	62-11034362 MOTION TO STRIKE ASSIGNED TO JUDGE: ABRAMSON, HOWLAND W. ON DATE: APRIL 21, 2011			
12-MAY-2011 11:21 AM	ORDER - ORDER ENTERED/236 NOTICE GIVEN	ABRAMSON, HOWLAND W		12-MAY 11:21 AM
<b>Documents:</b>	ORDER_154.pdf			
<b>Docket Entry:</b>	62-11034362 UPON CONSIDERATION OF INTERVENOR PARDES GROUP INC'S MOTION TO STRIKE LIS PENDENS AND FOR AN EXTENSION [OF TIME] TO PAY THE BALANCE OF THE PURCHASE PRICE THE RESPONSE THERETO AND ALL OTHER MATTERS OF RECORD IT IS ORDERED THAT THE MOTION IS GRANTED IN PART AND THE LIS PENDENS FILED IN THIS MATTER BY DEBRA PORTER ON JANUARY 3 2011 IS STRICKEN. THE REMAINDER OF THE MOTION IS DENIED. BY THE COURT...ABRAMSON J 5/6/11			
12-MAY-2011 11:21 AM	ZR236 - NOTICE GIVEN UNDER RULE 236			12-MAY 02:46 P

<b>Docket Entry:</b>	NOTICE GIVEN ON 12-MAY-2011 OF ORDER ENTERED/236 NOTICE GIVEN ON 12-MAY-2011.			
27-JUN-2011 10:32 AM	OPFLD - OPINION FILED/236 NOTICE GIVEN			27-JUN- 12:00 A
<b>Documents:</b>	<a href="#">OPFLD_156.pdf</a>			
<b>Docket Entry:</b>	OPINION SIGNED ON 6/24/11 BY ABRAMSON, J.			
27-JUN-2011 10:32 AM	ZR236 - NOTICE GIVEN UNDER RULE 236			27-JUN- 03:48 P
<b>Docket Entry:</b>	NOTICE GIVEN ON 27-JUN-2011 OF OPINION FILED/236 NOTICE GIVEN ENTERED ON 27-JUN-2011.			
08-AUG-2011 03:35 PM	APQSH - APPEAL QUASHED BY APPELLATE CT			08-AUG 12:00 A
<b>Documents:</b>	<a href="#">APQSH_158.pdf</a>			
<b>Docket Entry:</b>	AT 325 EDA 2011.....6/16/11			
09-AUG-2011 10:47 AM	APILM - APPEAL INVENTORY RECORD SENT			09-AUG 12:00 A
<b>Documents:</b>	<a href="#">APILM_159.pdf</a>			
<b>Docket Entry:</b>	PURSUANT TO PA. R.A.P. 1931 (d) APPEAL INVENTORY SENT.			
09-AUG-2011 10:47 AM	RCDML - RECORD MAILED/TRANSMITTED			09-AUG 12:00 A
<b>Docket Entry:</b>	RECORD SENT TO SUPERIOR COURT VIA UPS.			
11-AUG-2011 09:20 AM	MTMIS - MISCELLANEOUS MOTION	SADD, TRICIA J		12-AUG 11:53 A
<b>Documents:</b>	<a href="#">Motion to Compel Payment.pdf</a> <a href="#">Exhibits to Motion.pdf</a> <a href="#">Motion CoverSheet Form</a>			

<b>Docket Entry:</b>	58-11081358 RESPONSE DATE 09/01/2011. MOTION TO COMPEL PAYME (FILED ON BEHALF OF GENE D COHEN)			
06-SEP-2011 04:28 PM	MTASN - MOTION ASSIGNED			06-SEP- 04:28 P
<b>Docket Entry:</b>	58-11081358 MISCELLANEOUS MOTION ASSIGNED TO JUDGE: ABRAM: HOWLAND W. ON DATE: SEPTEMBER 06, 2011			
24-OCT-2011 11:10 AM	MTWTD - MOTION/PETITION/STIP WITHDRAWN	SADD, TRICIA J		24-OCT 02:17 P
<b>Documents:</b>	<a href="#">Withdrawal.pdf</a>			
<b>Docket Entry:</b>	58-11081358 PRAECIPE TO WITHDRAW MISCELLANEOUS MOTION FILE (FILED ON BEHALF OF GENE D COHEN)			
25-MAY-2012 01:00 PM	APORA - ORDER AFFIRMED BY APPELLATE CT			25-MAY- 12:00 A
<b>Documents:</b>	<a href="#">APORA_164.pdf</a>			
<b>Docket Entry:</b>	ORDER OF THE SUPERIOR COURT AT 713 EDA 2011 THAT THE ORDER THE COURT OF COMMON PLEAS IS AFFIRMED.....4/10/11 RECORD RETURNED			



## **EXHIBIT “D”**

CLOSED,STANDARD

**United States District Court  
Eastern District of Pennsylvania (Philadelphia)  
CIVIL DOCKET FOR CASE #: 2:10-cv-07243-WY**

PORTER v. T.D. BANK, N.A.  
Assigned to: HONORABLE WILLIAM H. YOHN, JR  
related Case: 2:11-cv-06086-TJS  
Case in other court: USCA FOR THE THIRD CIRCUIT,  
13-01010  
Cause: 28:1332 Diversity-Declaratory Judgement

Date Filed: 12/14/2010  
Date Terminated: 08/27/2012  
Jury Demand: None  
Nature of Suit: 290 Real Property: Other  
Jurisdiction: Diversity

**Plaintiff**

**DEBRA PORTER**

represented by **DEBRA PORTER**  
121 KNOLLWOOD LODGE RD.  
HOT SPRINGS, AR 71913  
PRO SE

**ALAN NOCHUMSON**  
NOCHUMSON PC  
1616 WALNUT STREET  
SUITE 750  
PHILADELPHIA, PA 19103  
215-399-1346  
Email: [anochumson@nochumson.com](mailto:anochumson@nochumson.com)  
*LEAD ATTORNEY*  
*ATTORNEY TO BE NOTICED*

V.

**Defendant**

**T.D. BANK, N.A.**  
*f/n/a Commerce Bank, N.A.*

represented by **ROBERT H. NEMEROFF**  
FRIEDMAN SCHUMAN  
APPLEBAUM NEMEROFF &  
MCCAFFERY PC  
101 GREENWOOD AVE 5TH FL  
JENKINTOWN, PA 19046  
215-635-7200  
Fax: 215-635-7212  
Email: [rnemeroff@fsalaw.com](mailto:rnemeroff@fsalaw.com)  
*ATTORNEY TO BE NOTICED*

V.

**Respondent**

**GIBOR PARTNERS, LP**  
*TERMINATED: 10/26/2011*

represented by **ANDREW L. MILLER**  
LAW OFFICES ANDREW L. MILLER  
& ASSOCIATES PC  
15 ST. ASAPHS RD.  
BALA CYNWYD, PA 19004  
610-617-1776  
Email: [amiller@amillerlaw.com](mailto:amiller@amillerlaw.com)  
*TERMINATED: 10/26/2011*  
*ATTORNEY TO BE NOTICED*

V.

**Movant**

**JAMES E. PORTER**  
121 Knollwood Lodge Road  
Hot Springs, AR 71913  
*TERMINATED: 03/14/2011*

**Intervenor**

**GENE D. COHEN**  
*TERMINATED: 11/15/2011*

represented by **TRICIA J. SADD**  
MONTGOMERY MCCrackEN  
WALKER & RHOADS LLP  
123 SOUTH BROAD ST  
AVENUE OF THE ARTS  
PHILADELPHIA, PA 19109  
215-772-1500  
Email: [tsadd@mmwr.com](mailto:tsadd@mmwr.com)  
*TERMINATED: 11/15/2011*  
*LEAD ATTORNEY*  
*ATTORNEY TO BE NOTICED*

**Intervenor**

**PARDES GROUP, INC.**

represented by **ANDREW L. MILLER**  
(See above for address)  
*ATTORNEY TO BE NOTICED*

Date Filed	#	Docket Text
12/14/2010	<u>1</u>	COMPLAINT against T.D. BANK, N.A. ( Filing fee \$ 350 receipt number 034390.), filed by DEBRA PORTER. (Attachments: # <u>1</u> Civil Cover Sheets, # <u>2</u> Exhibit A, # <u>3</u> Exhibit B)(mima, ) (Entered: 12/14/2010)

12/14/2010		Summons Issued as to T.D. BANK, N.A.. One Forwarded To: Counsel on December 14, 2010 (mima, ) (Entered: 12/14/2010)
12/29/2010	<u>2</u>	MOTION to Intervene <i>and file motion to dismiss</i> filed by GENE D. COHEN.Motion, Memorandum and Certificate of Service. (Attachments: # <u>1</u> Exhibit 1 Part 1, # <u>2</u> Exhibit 1 Part 2, # <u>3</u> Exhibit 1 Part 3, # <u>4</u> Exhibit 1 Part 4, # <u>5</u> Exhibit 2 and 3)(SADD, TRICIA) (Entered: 12/29/2010)
12/30/2010	<u>3</u>	NOTICE of Lis Pendens by DEBRA PORTER(NOCHUMSON, ALAN) Modified on 2/14/2012 (afm, ). (STRIKEN PER ORDER #53) (Entered: 12/30/2010)
01/19/2011	<u>4</u>	STIPULATION AS TO INTERVENTION THAT GENE D. COHEN IS DEEMED AN INTERVENOR AS OF RIGHT IN THIS MATTER. INTERVENOR GENE D. COHEN HAS 14 DAYS FROM THE DATE THIS STIPULATION IS APPROVED BY THE COURT TO FILE A MOTION TO DISMISS OR OTHER RESPONSIVE PLEADING SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 1/18/2011. 1/19/2011 ENTERED AND COPIES MAILED TO UNREP AND E-MAILED.(jcab) (Entered: 01/19/2011)
01/21/2011	<u>5</u>	MOTION to Dismiss filed by GENE D. COHEN.Motion, Memorandum and Certificate of Service. (Attachments: # <u>1</u> Exhibit A, # <u>2</u> Exhibit B Part 1, # <u>3</u> Exhibit B Part 2, # <u>4</u> Exhibit C and D, # <u>5</u> Exhibit E, F, G and H)(SADD, TRICIA) (Entered: 01/21/2011)
02/04/2011	<u>6</u>	FIRST AMENDED COMPLAINT against T.D. BANK, N.A., filed by DEBRA PORTER. Certificate of Service. (jcab) (Entered: 02/07/2011)
02/08/2011	<u>7</u>	ORDER THAT MOTION TO DISMISS PLAINTIFF'S COMPLAINT (DOCUMENT NO. 5), AND THE PLAINTIFF HAVING FILED AN AMENDED COMPLAINT, MOTION IS DISMISSED WITHOUT PREJUDICE AS MOOT. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 2/8/11. 2/9/11 ENTERED AND COPIES MAILED UNREP, E-MAILED.(er, ) (Entered: 02/09/2011)
02/09/2011	<u>8</u>	MOTION TO INTERVENE AND REQUEST TO BE ABLE TO RESPOND TO THE COMPLAINT AND MOTION TO DISMISS FILED BY JAMES E. PORTER.MEMORANDUM AND CERTIFICATE OF SERVICE. (Attachments: # <u>1</u> Exhibits)(jcab) (Entered: 02/09/2011)
02/09/2011	<u>9</u>	MOTION to Dismiss <i>First Amended Complaint</i> filed by GENE D. COHEN.Motion, Memorandum and Certificate of Service. (Attachments: # <u>1</u> Exhibit A, # <u>2</u> Exhibit B Part 1, # <u>3</u> Exhibit B Part 2, # <u>4</u> Exhibit C and D, # <u>5</u> Exhibit E, F, G and H)(SADD, TRICIA) (Entered: 02/09/2011)
02/18/2011	<u>10</u>	RESPONSE in Opposition re <u>8</u> MOTION to Intervene of <i>James E. Porter</i> filed by GENE D. COHEN, Memorandum, Certificate of Service. (Attachments: # <u>1</u> Exhibit A)(SADD, TRICIA) Modified on 2/22/2011 (nd, ). (Entered: 02/18/2011)

02/23/2011	<u>11</u>	RESPONSE to Motion re <u>9</u> MOTION to Dismiss <i>First Amended Complaint</i> filed by DEBRA PORTER, Memorandum, Certificate of Service. (Attachments: # <u>1</u> Exhibit "A")(NOCHUMSON, ALAN) Modified on 2/24/2011 (nd, ). (Entered: 02/23/2011)
03/01/2011	<u>12</u>	Praeipce to Enter Appearance of <i>Robert H. Nemeroff, Esquire</i> by T.D. BANK, N.A. (NEMEROFF, ROBERT) Modified on 3/3/2011 (nd). (Entered: 03/01/2011)
03/02/2011	<u>13</u>	Response in Opposition to Intervenor Gene Cohen's motion to Dismiss Movant James E. Porter's Motion to Intervene filed by JAMES E. PORTER. (tomg, ) (Entered: 03/02/2011)
03/02/2011	<u>14</u>	MOTION to Place James E. Porter Sr, pro-se, onto the electronic case filing account registration. filed by JAMES E. PORTER..(tomg, ) (Entered: 03/02/2011)
03/14/2011	<u>15</u>	Disclosure Statement Form pursuant to FRCP 7.1 by T.D. BANK, N.A..(NEMEROFF, ROBERT) (Entered: 03/14/2011)
03/14/2011	<u>16</u>	MEMORANDUM AND/OR OPINION RE: MOVANT JAMES PORTER'S MOTIONS. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 3/14/2011. 3/14/2011 ENTERED AND COPIES FAXED TO PRO SE BY CHAMBERS, E-MAILED.(tomg, ) (Entered: 03/14/2011)
03/14/2011	<u>17</u>	MEMORANDUM AND/OR OPINION ORDER THAT THE MOTIONS OF JAMES E. PORTER TO INTERVENE (DOC. #8) AND TO PLACE HIM ON THE ECF FILING REGISTRATION (DOC. #14) ARE DENIED WITHOUT PREJUDICE.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 3/14/2011. 3/14/2011 ENTERED AND COPIES FAXED TO PRO SE BY CHAMBERS, E-MAILED.(tomg, ) (Entered: 03/14/2011)
03/15/2011	<u>18</u>	Minute Entry for proceedings held before HONORABLE WILLIAM H. YOHN, JR: Rule 16 Conference held on 3/15/2011. (tomg, ) (Entered: 03/15/2011)
03/15/2011	<u>19</u>	SCHEDULING ORDER: DISCOVERY DUE BY 7/1/2011. MOTION FOR SUMMARY JUDGMENT DUE BY 8/15/2011. TRIAL DATE SET FOR 10/17/2011 10:00 AM BEFORE HONORABLE WILLIAM H. YOHN JR., ETC.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 3/15/2011. 3/16/2011 ENTERED AND COPIES E-MAILED.(tomg, ) (VACATED PER ORDER #28) Modified on 5/27/2011 (md). (Entered: 03/16/2011)
03/18/2011	<u>20</u>	MOTION to Intervene filed by PARDES GROUP, INC., WITH CERTIFICATE OF SERVICE..(tomg, ) (Entered: 03/18/2011)
03/23/2011	<u>21</u>	Disclosure Statement Form pursuant to FRCP 7.1 by PARDES GROUP, INC..(MILLER, ANDREW) (Entered: 03/23/2011)
03/31/2011	<u>22</u>	RESPONSE to Motion re <u>20</u> MOTION to Intervene filed by DEBRA PORTER, Certificate of Service. (NOCHUMSON, ALAN) Modified on 4/1/2011 (lisad, ). (Entered: 03/31/2011)

04/05/2011	<u>24</u>	INTERVENOR, PARDES GROUP, INC.'S Motion to Dismiss Plaintiff's Amended Complaint.(tomg, ) (Entered: 04/06/2011)
04/06/2011	<u>23</u>	ORDER THAT PARDES GROUP, INC.'S MOTION TO INTERVENE (DOC. #20) IS GRANTED. PARDES GROUP, INC. IS PERMITTED TO INTERVENE IN THIS MATTER. PARDES GROUP, INC. SHALL FILE THE MOTION TO DISMISS ATTACHED TO ITS MOTION AS EXHIBIT "B" WITHIN 5 DAYS FROM THE ENTRY OF THIS ORDER, ETC.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 4/5/2011.4/6/2011 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 04/06/2011)
04/07/2011	<u>25</u>	MOTION to Dismiss <i>Plaintiff's First Amended Complaint</i> filed by T.D. BANK, N.A..Order, Motion, Memorandum, Certificate of Service, Exhibits. (Attachments: # <u>1</u> Text of Proposed Order Proposed Order, # <u>2</u> Memo Of Law, # <u>3</u> Certificate of Service, # <u>4</u> Exhibit Exhibit A, # <u>5</u> Exhibit Exhibit B, # <u>6</u> Exhibit Exhibit C, # <u>7</u> Exhibit Exhibit D 1 of 2, # <u>8</u> Exhibit Exhibit D 2 of 2, # <u>9</u> Exhibit Exhibit E 1 of 2, # <u>10</u> Exhibit Exhibit E 2 of 2)(NEMEROFF, ROBERT) (Entered: 04/07/2011)
04/19/2011	<u>26</u>	RESPONSE to Motion re <u>24</u> MOTION to Dismiss filed by DEBRA PORTER. (NOCHUMSON, ALAN) (Entered: 04/19/2011)
04/21/2011	<u>27</u>	RESPONSE in Opposition re <u>25</u> MOTION to Dismiss <i>Plaintiff's First Amended Complaint</i> filed by DEBRA PORTER, Memorandum, Certificate of Service. (Attachments: # <u>1</u> Exhibit Exhibit "A" - Part I, # <u>2</u> Exhibit Exhibit "A" - Part II, # <u>3</u> Exhibit Exhibit "B")(NOCHUMSON, ALAN) Modified on 4/25/2011 (nd, ). (Entered: 04/21/2011)
05/26/2011	<u>28</u>	ORDER THAT THE REQUEST OF THE DEFENDANT TO STAY DISCOVERY PENDING DISPOSITION OF DEFENDANT'S MOTION TO DISMISS AND THE PLAINTIFF NOT HAVING FILED AN OBJECTION THERETO IS HEREBY GRANTED AND DISCOVERY IS STAYED PENDING DISPOSITION OF THE THREE PENDING MOTIONS TO DISMISS. THE SCHEDULING ORDER DATED 3/15/2011 IS VACATED AND WILL BE REISSUED UPON DISPOSITION OF THE MOTIONS TO DISMISS. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 5/25/2011. 5/26/2011 ENTERED AND COPIES E-MAILED. (ems) (Entered: 05/26/2011)
06/30/2011	<u>29</u>	Memorandum (Supplemental) In Support of Motion to Dismiss re <u>24</u> MOTION to Dismiss filed by PARDES GROUP, INC.. (MILLER, ANDREW) (Entered: 06/30/2011)
07/01/2011	<u>30</u>	Memorandum of Law in Opposition re <u>24</u> MOTION to Dismiss filed by DEBRA PORTER. (NOCHUMSON, ALAN) (Entered: 07/01/2011)
07/20/2011	<u>31</u>	MOTION to Strike <u>3</u> Notice of Lis Pendens filed by PARDES GROUP, INC..Memorandum, Certificate of Service, Proposed Order.(MILLER, ANDREW) (Entered: 07/20/2011)



08/03/2011	<u>32</u>	RESPONSE in Opposition re <u>31</u> MOTION to Strike <u>3</u> Notice of Lis Pendens <i>accompany Memorandum of Law in Support thereof, and proposed Order thereto</i> filed by DEBRA PORTER, Certificate of Service. (NOCHUMSON, ALAN) Modified on 8/4/2011 (nd, ). (Entered: 08/03/2011)
08/17/2011	<u>33</u>	REPLY Memorandum in Support of Motion re <u>31</u> MOTION to Strike <u>3</u> Notice of Lis Pendens <i>with Exhibits and Certificate of Service</i> filed by PARDES GROUP, INC, GIBOR PARTNERS, LP. (MILLER, ANDREW) Modified on 8/18/2011 (nd). (Entered: 08/17/2011)
08/17/2011	<u>34</u>	Second Supplemental Memorandum of Law in Support re <u>24</u> MOTION to Dismiss <i>with Certificate of Service and Exhibits</i> filed by PARDES GROUP, INC., GIBOR PARTNERS, LP. (MILLER, ANDREW) Modified on 8/18/2011 (nd). Modified on 8/18/2011 (nd). Modified on 8/19/2011 (afm, ). (STRICKEN PER ORDER #35) (Entered: 08/17/2011)
08/17/2011	<u>35</u>	ORDER THAT THE SECOND SUPPLEMENTAL MEMORANDUM OF LAW IN SUPPORT OF MOTION TO DISMISS BY PARDES GROUP, INC. (DOC. #34) IS STRICKEN AS UNTIMELY.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 8/17/2011. 8/18/2011 ENTERED AND COPIES E-MAILED. (tomg, ) (Entered: 08/18/2011)
08/19/2011	<u>36</u>	MOTION for Leave to File <i>to Amend Motion to Dismiss Plaintiff's Amended Complaint</i> filed by GIBOR PARTNERS, LP, PARDES GROUP, INC... (Attachments: # <u>1</u> Text of Proposed Order, # <u>2</u> Memorandum of Law, # <u>3</u> Exhibit A - Docket, # <u>4</u> Exhibit B- Second Supplemental Memorandum, # <u>5</u> Certificate of Service)(MILLER, ANDREW) (Entered: 08/19/2011)
08/24/2011	<u>37</u>	Disclosure Statement Form pursuant to FRCP 7.1 by GIBOR PARTNERS, LP.(MILLER, ANDREW) (Entered: 08/24/2011)
09/01/2011	<u>38</u>	RESPONSE in Opposition re <u>36</u> MOTION for Leave to File <i>to Amend Motion to Dismiss Plaintiff's Amended Complaint</i> filed by DEBRA PORTER, Certificate of Service. (NOCHUMSON, ALAN) Modified on 9/2/2011 (lisad, ). (Entered: 09/01/2011)
10/06/2011	<u>39</u>	ORDER THAT ORAL ARGUMENT ON THE MOTIONS TO DISMISS IS SCHEDULED FOR THURSDAY, 10/13/2011 AT 11:00 A.M., IN COURTROOM 14-B.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 10/6/2011. 10/6/2011 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 10/06/2011)
10/13/2011	<u>40</u>	ORDER THAT ORAL ARGUMENT ON THE MOTION FOR LEAVE TO AMEND ITS MOTION TO DISMISS WILL BE HELD ON THURSDAY, 10/20/2011 AT 1:30 P.M., IN COURTROOM 14-B, ETC.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 10/13/2011. 10/13/2011 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 10/13/2011)
10/20/2011	41	Minute Entry for proceedings held before HONORABLE WILLIAM H. YOHN, JR: Oral Arguemnt on Motion to Dismiss held on 10/20/2011 (tomg, ) (Entered: 10/20/2011)

		10/21/2011)
10/25/2011	<u>42</u>	Supplemental Memorandum of law in Support re <u>25</u> MOTION to Dismiss <i>Plaintiff's First Amended Complaint</i> filed by PARDES GROUP, INC., Certificate of service. (MILLER, ANDREW) Modified on 10/26/2011 (nd, ). (Entered: 10/25/2011)
10/26/2011	<u>43</u>	ORDER THAT THE MOTIONS TO DISMISS (DOC. #9, #24, AND #25) ARE DENIED. THE MOTION FOR LEAVE TO FILE AMENDED MOTION TO DISMISS (DOC. #36) IS DENIED WITHOUT PREJUDICE TO THE RIGHT OF PARDES TO RENEW THE ISSUE CONTAINED THEREIN AT THE SUMMARY JUDGMENT STAGE. THE CLERK OF COURT IS DIRECTED TO AMEND THE DOCKET TO STRIKE GIBOR PARTNERS, LP AS A PARTY, INTERVENOR AND RESPONDENT. THE CLERK IS DIRECTED TO AMEND THE DOCKET TO REFLECT THE FACT THAT PARDES GROUP, INC., IS AN INTERVENOR, NOT A MOVANT.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 10/26/2011.10/26/2011 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 10/26/2011)
10/31/2011	<u>44</u>	MOTION to Withdraw <i>Intervention</i> filed by GENE D. COHEN.Motion, Memorandum, Certificate of Service. (Attachments: # <u>1</u> Exhibit A-C)(SADD, TRICIA) (Entered: 10/31/2011)
11/09/2011	<u>45</u>	SURREPLY in Further Support of Response in Opposition to <u>31</u> MOTION to Strike <u>3</u> Notice of Lis Pendens <i>Sur Reply</i> filed by DEBRA PORTER, Certificate of service. (NOCHUMSON, ALAN) Modified on 11/10/2011 (nd). (Entered: 11/09/2011)
11/14/2011	<u>46</u>	RESPONSE in Opposition re <u>44</u> MOTION to Withdraw <i>Intervention</i> filed by DEBRA PORTER, Memorandum, Certificate of service. (NOCHUMSON, ALAN) Modified on 11/15/2011 (nd, ). (Entered: 11/14/2011)
11/15/2011	<u>47</u>	ORDER THAT GENE D. COHEN'S MOTION TO WITHDRAW INTERVENTION IS GRANTED AND HIS STATUS AS AN INTERVENOR IS TERMINATED.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 11/14/2011.11/15/2011 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 11/15/2011)
11/15/2011	<u>48</u>	ANSWER to <u>6</u> Amended Complaint by PARDES GROUP, INC..(MILLER, ANDREW) (Entered: 11/15/2011)
11/16/2011	<u>49</u>	ANSWER to <u>6</u> Amended Complaint by T.D. BANK, N.A.. (Attachments: # <u>1</u> Certificate of Service)(NEMEROFF, ROBERT) (Entered: 11/16/2011)
11/18/2011	<u>50</u>	TRANSCRIPT of held on 10/20/2011, before Judge WILLIAM H. YOHN, JR.. Court Reporter/Transcriber A.J. FOLLMER. Transcript may be viewed at the court public terminal or purchased through the Court Reporter/Transcriber before the deadline for Release of Transcript Restriction. After that date it may be obtained through PACER. Redaction Request due 12/6/2011. Redacted Transcript Deadline set for 12/16/2011. Release of Transcript Restriction set for 2/13/2012.

		(jmf, ) (Entered: 11/21/2011)
11/18/2011	<u>51</u>	Notice of Filing of Official Transcript with Certificate of Service re <u>50</u> Transcript - PDF, 11/21/2011 Entered and Copies Emailed and Mailed.. (jmf, ) (Entered: 11/21/2011)
02/14/2012	<u>52</u>	MEMORANDUM AND/OR OPINION RE: MOTION TO STRIKE LIS PENDENS. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 2/13/2012; 2/14/2012 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 02/14/2012)
02/14/2012	<u>53</u>	MEMORANDUM AND/OR OPINION THAT THE MOTION (DOC. #31) IS GRANTED. THE CLERK SHALL STRIKE DEBRA PORTER'S LIS PENDENS (DOC. #3). THE PARTIES SHALL SUBMIT THEIR SUGGESTIONS FOR A DISCOVERY DEADLINE, SUMMARY JUDGMENT DEADLINE, AND TRIAL DATE BY LETTER WITHIN 10 DAYS OF THE DATE HEREOF. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 2/13/2012; 2/14/2012 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 02/14/2012)
03/06/2012	<u>54</u>	AMENDED ORDER THAT THE DISCOVERY DEADLINE AS TO INTERVENOR PARDES GROUP, INC., IS EXTENDED TO 5/5/2012. THE DISCOVERY DEADLINE AS TO DEFT, T.D. BANK, N.A. AND DEBRA PORTER IS EXTENDED TO 8/15/2012, ETC. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 3/5/2012; 3/6/2012 ENTERED AND COPIES E-MAILED.(tomg, ) (Entered: 03/06/2012)
04/16/2012	<u>55</u>	MOTION for Leave to File <i>Motion for Reconsideration Out of Time</i> filed by PARDES GROUP, INC..Memorandum, Certificate of Service. (Attachments: # <u>1</u> Text of Proposed Order, # <u>2</u> Memorandum, # <u>3</u> Certificate of Service, # <u>4</u> Exhibit A, # <u>5</u> Exhibit B, # <u>6</u> Exhibit C, # <u>7</u> Exhibit D, # <u>8</u> Exhibit E, # <u>9</u> Exhibit F)(MILLER, ANDREW) (Entered: 04/16/2012)
04/17/2012	<u>56</u>	MOTION to Withdraw as Attorney filed by DEBRA PORTER.Memorandum, etc..(NOCHUMSON, ALAN) (Entered: 04/17/2012)
04/25/2012	<u>57</u>	Praceipe to Join Motion for Leave to File Motion for Reconsideration of Pardes Group. filed by T.D. BANK, N.A.. (Attachments: # <u>1</u> Certificate of Service) (NEMEROFF, ROBERT) Modified on 4/26/2012 (nd, ). (Entered: 04/25/2012)
04/25/2012	<u>58</u>	RESPONSE to Motion re <u>56</u> MOTION to Withdraw as Attorney <i>with Certificate of Service</i> filed by PARDES GROUP, INC.. (MILLER, ANDREW) (Entered: 04/25/2012)
04/30/2012	<u>59</u>	RESPONSE in Opposition re <u>55</u> MOTION for Leave to File <i>Motion for Reconsideration Out of Time</i> , <u>57</u> Praceipt to Join Motion for Leave to File Motion for Reconsideration of Pardes Group. filed by DEBRA PORTER, Memorandum, Certificate of Service. (NOCHUMSON, ALAN) Modified on 5/1/2012 (nd, ). (Entered: 04/30/2012)

05/03/2012	<u>60</u>	RESPONSE to Motion re <u>56</u> MOTION to Withdraw as Attorney filed by DEBRA PORTER with CERTIFICATE OF SERVICE (tomg, ) (Entered: 05/03/2012)
05/04/2012	<u>61</u>	MOTION for Discovery filed by DEBRA PORTER.Brief, Certificate of Service. (NOCHUMSON, ALAN) (Entered: 05/04/2012)
05/04/2012	<u>62</u>	MOTION for Discovery filed by DEBRA PORTER.Brief, Certificate of Service. (NOCHUMSON, ALAN) (Entered: 05/04/2012)
05/04/2012	<u>63</u>	MOTION to Compel <i>Discovery</i> filed by PARDES GROUP, INC..Motion, Memorandum, and Certificate of Service. (Attachments: # <u>1</u> Text of Proposed Order, # <u>2</u> Exhibit A, # <u>3</u> Exhibit B, # <u>4</u> Exhibit C, # <u>5</u> Exhibit D, # <u>6</u> Exhibit E, # <u>7</u> Exhibit F)(MILLER, ANDREW) (Entered: 05/04/2012)
05/08/2012	<u>64</u>	ORDER THAT THE MOTION (DOC. #55) IS DENIED WITHOUT PREJUDICE TO THE RIGHT OF SAID DEFTS TO RAISE THE SAME ISSUES IN A MOTION FOR SUMMARY JUDGMENT. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 5/7/2012;5/8/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 05/08/2012)
05/08/2012	<u>65</u>	ORDER THAT AN EVIDENTIARY HEARING IS SCHEDULED ON THE MOTION FOR TUESDAY, 5/29/2012 AT 10:00 A.M., IN COURTROOM 14B. COUNSEL FOR THE DEFTS NEED NOT ATTEND. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 5/8/2012; 5/8/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 05/08/2012)
05/09/2012	<u>66</u>	RESPONSE in Support re <u>56</u> MOTION to Withdraw as Attorney filed by T.D. BANK, N.A. with Certificate of Service. (Attachments: # <u>1</u> Certificate of Service) (NEMEROFF, ROBERT) Modified on 5/10/2012 (lbc, ). (Entered: 05/09/2012)
05/14/2012	<u>67</u>	ORDER THAT THE EVIDENTIARY HEARING SCHEDULED ON THE MOTION OF ALAN NOCHUMSON, ESQUIRE ON BEHALF OF NOCHUMSON, P.C. AND ITS ATTORNEYS FOR LEAVE TO WITHDRAW AS COUNSEL IS CONTINUED UNTIL 6/18/2012 AT 3:00 P.M. IN COURTROOM 14-B, U.S. COURTHOUSE, 601 MARKET STREET, PHILADELPHIA, PA. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 5/14/2012. 5/15/2012 ENTERED AND COPIES E-MAILED; AND MAILED TO PRO SE. (ems) (Entered: 05/15/2012)
05/18/2012	<u>68</u>	RESPONSE in Opposition re <u>61</u> MOTION for Discovery filed by PARDES GROUP, INC., Memorandum, Certificate of Service. (MILLER, ANDREW) Modified on 5/21/2012 (nd, ). (Entered: 05/18/2012)
05/18/2012	<u>69</u>	RESPONSE in Opposition re <u>62</u> MOTION for Discovery filed by GIBOR PARTNERS, LP., Memorandum, Certificate of Service (MILLER, ANDREW) Modified on 5/21/2012 (nd, ). (Entered: 05/18/2012)



05/18/2012	<u>70</u>	RESPONSE in Opposition re <u>63</u> MOTION to Compel <i>Discovery</i> filed by DEBRA PORTER, Memorandum, Certificate of Service. (NOCHUMSON, ALAN) Modified on 5/21/2012 (nd, ). (Entered: 05/18/2012)
05/21/2012	<u>71</u>	MOTION for Summary Judgment filed by PARDES GROUP, INC..Brief, Certificate of Service, Order, Table of Contents and Exhibit List. (Attachments: # <u>1</u> Exhibit A(1), # <u>2</u> Exhibit A(2), # <u>3</u> Exhibit B, # <u>4</u> Exhibit C, # <u>5</u> Exhibit D, # <u>6</u> Exhibit E, # <u>7</u> Exhibit F, # <u>8</u> Exhibit G, # <u>9</u> Exhibit H(1), # <u>10</u> Exhibit H(2), # <u>11</u> Exhibit I, # <u>12</u> Exhibit J, # <u>13</u> Exhibit K, # <u>14</u> Exhibit L, # <u>15</u> Exhibit M, # <u>16</u> Exhibit N, # <u>17</u> Exhibit O, # <u>18</u> Exhibit P(1), # <u>19</u> Exhibit P(2), # <u>20</u> Exhibit Q, # <u>21</u> Exhibit R, # <u>22</u> Exhibit S, # <u>23</u> Exhibit T, # <u>24</u> Exhibit U, # <u>25</u> Exhibit V, # <u>26</u> Exhibit W, # <u>27</u> Exhibit X)(MILLER, ANDREW) (Entered: 05/21/2012)
05/24/2012	<u>72</u>	ORDER THAT ORAL ARGUMENT ON THE MOTIONS LISTED IN THIS ORDER IS SCHEDULED FOR 6/12/2012 AT 9:30 A.M., IN COURTROOM 14B. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 5/23/2012; 5/24/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 05/24/2012)
05/29/2012	<u>73</u>	ORDER THAT THE ARGUMENT ON THE DISCOVERY ISSUES IS RESCHEDULED TO 6/11/2012 AT 1:30 P.M., IN COURTROOM 14B. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 5/29/2012. 5/29/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 05/29/2012)
06/12/2012	<u>74</u>	ORDER THAT PLAINTIFF'S MOTION TO STRIKE OBJECTIONS AND INSUFFICIENT ANSWERS AND RESPONSES AND TO COMPEL SUPPLEMENTARY ANSWERS AND RESPONSES (DOC. NO. 61) IS GRANTED IN PART AND DENIED IN PART AND PLAINTIFF'S MOTION TO STRIKE OBJECTIONS AND TO COMPEL MORE SPECIFIC RESPONSES (DOC. NO. 62) IS DENIED FOR THE REASONS SET FORTH ON THE RECORD. UPON CONSIDERATION OF THE MOTION OF PARDES GROUP, INC. TO DETERMINE THE SUFFICIENCY OF ANSWERS TO REQUESTS FOR ADMISSION, TO COMPEL PLAINTIFF'S ANSWERS TO INTERROGATORIES AND REQUESTS FOR PRODUCTION OF DOCUMENTS, AND TO COMPEL DEPOSITONS (DOC. NO. 63), THE REQUESTS FOR ADMISSIONS BY PARDES GROUP, INC. ARE WITHDRAWN. PLAINTIFF SHALL FILE A RESPONSE TO THE MOTION FOR SUMMARY JUDGMENT OF DEFENDANT PARDES GROUP, INC. ON OR BEFORE 6/18/2012; ETC.. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 6/11/2012. 6/12/2012 ENTERED AND COPIES E-MAILED; AND MAILED TO PRO SE. (ems) (Entered: 06/12/2012)
06/13/2012	<u>75</u>	Minute Entry for proceedings held before HONORABLE WILLIAM H. YOHN, JR: Oral Argument held on 6/11/2012. Court Reporter: Thomas J. McCann. (ems) (Entered: 06/13/2012)

06/14/2012	<u>76</u>	PRAECIPE to Join in MOTION for Summary Judgment> filed by T.D. BANK, N.A., Certificate of Service. (Attachments: # <u>1</u> Certificate of Service) (NEMEROFF, ROBERT) Modified on 6/15/2012 (nd, ). (Entered: 06/14/2012)
06/18/2012	<u>77</u>	RESPONSE IN OPPOSITION TO INTERVENOR'S MOTION FOR SUMMARY JUDGMENT, MEMO OF LAW, AND CERTIFICATE OF SERVICE filed by DEBRA PORTER (EXHIBITS FILED IN HARD COPY)(tomg, ) Modified on 6/20/2012 (afm, ). (STRICKEN PER ORDER #79) (Entered: 06/18/2012)
06/19/2012	<u>78</u>	Minute Entry for proceedings held before HONORABLE WILLIAM H. YOHN, JR: Motion to Withdraw Hearing held on 6/18/2012 (tomg, ) (Entered: 06/19/2012)
06/19/2012	<u>79</u>	ORDER THAT THE PLAINTIFF'S RESPONSE IN OPPOSITION TO INTERVENOR'S MOTION FOR SUMMARY JUDGMENT (DOC. #77) HAVING BEEN FILED IN ERROR, THE RESPONSE IS STRICKEN. PLAINTIFF AND HER COUNSEL SHALL MEET AND DISCUSS ANY DIFFERENCES WITH REFERENCE TO HER RESPONSE TO THE MOTION FOR SUMMARY JUDGMENT AND COUNSEL SHALL FILE A RESPONSE TO THE MOTION FOR SUMMARY JUDGMENT WITHIN TWO WEEKS OF THE DATE OF THIS ORDER, ETC. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 6/18/2012. 6/19/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 06/19/2012)
06/20/2012	<u>80</u>	ORDER THAT THE ORAL ARGUMENT HELD BEFORE THE UNDERSIGNED ON 6/18/2012 IN THIS MATTER IS PLACED UNDER SEAL AND IS NOT TO BE TRANSCRIBED UNLESS OTHERWISE DIRECTED BY THE COURT. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 6/20/2012; 6/21/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED AND XC TO TRANSCRIPTION DEPT(tomg, ) (Entered: 06/21/2012)
07/02/2012	<u>81</u>	RESPONSE to Motion re <u>76</u> PRAECIPE to Join in MOTION for Summary Judgment, <u>71</u> MOTION for Summary Judgment filed by DEBRA PORTER. (NOCHUMSON, ALAN) (Entered: 07/02/2012)
07/02/2012	<u>82</u>	REPLY to Response to Motion re <u>71</u> MOTION for Summary Judgment filed by PARDES GROUP, INC.. (MILLER, ANDREW) (Entered: 07/02/2012)
07/17/2012	<u>83</u>	ORDER THAT THE MOTION FOR LEAVE TO WITHDRAW AS COUNSEL BY ALAN NOCHUMSON, ESQUIRE (DOC. #56) IS DISMISSED AS MOOT. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 7/16/2012;7/17/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 07/17/2012)
08/15/2012	<u>84</u>	ORDER THAT THE TRIAL SCHEDULED FOR NOVEMBER 19,2012 IS HEREBY CANCELLED PENDING DISPOSITION OF DEFENDANT'S MOTION FOR SUMMARY JUDGMENT. A NEW SCHEDULING ORDER



		WILL BE ENTERED AFTER THE SUMMARY JUDGMENT MOTION IS RESOLVED. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 8/15/2012. 8/16/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(kp, ) (Entered: 08/16/2012)
08/27/2012	<u>85</u>	MEMORANDUM AND/OR OPINION RE: MOTION FOR SUMMARY JUDGMENT. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 8/27/2012. 8/28/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 08/28/2012)
08/27/2012	<u>86</u>	MEMORANDUM AND/OR OPINION ORDER THAT THE MOTION FOR SUMMARY JUDGMENT (DOC. #71) IS GRANTED AND JUDGMENT IS ENTERED IN FAVOR OF DEFTS PARDES GROUP, INC. AND TD BANK, N.A. AND AGAINST PLAINTIFF DEBRA PORTER. THE CLERK SHALL CLOSE THIS CASE FOR STATISTICAL PURPOSES. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 8/27/2012. 8/28/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 08/28/2012)
09/10/2012	<u>87</u>	MOTION FOR RECONSIDERATION AND TO AMENDED THE COMPLAINT AND GRANT A SUMMARY JUDGMENT FOR DAMAGES AGAINST T.D. BANK UNDER FEDERAL RULE 56(f) filed by DEBRA PORTER. Certificate of Service, Exhibits. (ems) (Entered: 09/10/2012)
09/14/2012	<u>88</u>	Answer in Opposition to PLAINTIFF'S <u>87</u> MOTION for Reconsideration and to Amend the Complaint or Grant Summary Judgment for Damages Against T.D. BANK filed by PARDES GROUP, INC., Memorandum, Certificate of Service. (MILLER, ANDREW) Modified on 9/17/2012 (fh) (Entered: 09/14/2012)
09/20/2012	<u>89</u>	RESPONSE in Opposition re <u>87</u> MOTION for Reconsideration filed by T.D. BANK, N.A.. (Attachments: # <u>1</u> Text of Proposed Order, # <u>2</u> Memo of Law, # <u>3</u> Certificate of Service)(NEMEROFF, ROBERT) (Entered: 09/20/2012)
09/26/2012	<u>90</u>	MOTION to Stay the 30 day deadline to Appeal to The Third Circuit, pending the Motion for Reconsideration and to Amend the Complaint or Grant Summary Judgment for Damages against T.D. Bank under Rule 56(f) with Memorandum of Law and Certificate of Service filed by DEBRA PORTER..(tomg, ) (Entered: 09/27/2012)
10/05/2012	<u>91</u>	RESPONSE in Opposition re <u>90</u> MOTION to Stay filed by PARDES GROUP, INC.. (MILLER, ANDREW) (Entered: 10/05/2012)
10/05/2012	<u>92</u>	RESPONSE in Opposition re <u>90</u> MOTION to Stay filed by T.D. BANK, N.A.. (Attachments: # <u>1</u> Text of Proposed Order, # <u>2</u> Cert of Service)(NEMEROFF, ROBERT) (Entered: 10/05/2012)
10/17/2012	<u>93</u>	ORDER THAT PLAINTIFF'S MOTION TO STAY THE 30 DAY DEADLINE TO APPEAL TO THE THIRD CIRCUIT (DOC. #90) IS DISMISSED AS MOOT. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 10/17/2012.10/17/2012 ENTERED AND COPIES MAILED TO PRO SE,

		E-MAILED.(tomg, ) (Entered: 10/17/2012)
11/20/2012	<u>94</u>	AMENDED TRANSCRIPT of ORAL ARGUMENTS HEARING held on 10/20/2012, before Judge YOHN. Court Reporter/Transcriber ESR. Transcript may be viewed at the court public terminal or purchased through the Court Reporter/Transcriber before the deadline for Release of Transcript Restriction. After that date it may be obtained through PACER.. Redaction Request due 12/11/2012. Redacted Transcript Deadline set for 12/21/2012. Release of Transcript Restriction set for 2/19/2013. (tomg, ) (Entered: 11/20/2012)
11/20/2012	<u>95</u>	Notice of Filing of Official Transcript with Certificate of Service re <u>94</u> Transcript - PDF, 11/20/2012 Entered and Copies Emailed and Mailed to Pro Se. (tomg, ) (Entered: 11/20/2012)
11/29/2012	<u>96</u>	(PRO SE) Motion to unseal and transcribed the Evidentiary Hearing of 6/18/2012, attach it to this Supplemental Praecipe for the Motion for Reconsideration filed 9/10/2012 with Certificate of Service filed by DEBRA PORTER. (EXHIBITS FILED IN HARD COPY).(tomg, ) (Entered: 11/29/2012)
12/06/2012	<u>97</u>	MEMORANDUM AND/OR OPINION RE: PLAINTIFF'S PRO SE MOTIONS. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 12/5/2012. 12/6/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 12/06/2012)
12/06/2012	<u>98</u>	MEMORANDUM AND/OR OPINION ORDER THAT THE MOTION FOR RECONSIDERATION (DOC. #87) IS DENIED IN ITS ENTIRETY. PLAINTIFF'S MOTION TO VACATE THE ORDER PLACING A SEAL ON THE ORAL ARGUMENT HELD BEFORE THE UNDERSIGNED ON 6/18/2012 (DOC. #96) IS GRANTED, THE ORDER OF 6/20/2012, IS VACATED, AND THE SEAL IS LIFTED. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 12/5/2012. 12/6/2012 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED AND XC TO TRANSCRIPTION DEPT.(tomg, ) (Entered: 12/06/2012)
12/13/2012	<u>99</u>	Transcript of Motion held on June 18, 2012, before Judge William H. Yohn, Jr.. Court Reporter/Transcriber Thomas McCann. Transcript may be viewed at the court public terminal or purchased through the Court Reporter/Transcriber before the deadline for Release of Transcript Restriction. After that date it may be obtained through PACER. Redaction Request due 1/3/2013. Redacted Transcript Deadline set for 1/14/2013. Release of Transcript Restriction set for 3/13/2013. (mbh, ) (Entered: 12/13/2012)
12/13/2012	<u>100</u>	Notice of Filing of Official Transcript with Certificate of Service re <u>99</u> Transcript - PDF, 12/13/12 Entered and Copies Emailed and Mailed (mbh, ) (Entered: 12/13/2012)
01/02/2013	<u>101</u>	(PRO SE) EMERGENCY MOTION FOR AN ORAL ARGUMENT AND REQUEST AN EVIDENTIARY HEARING filed by DEBRA PORTER.. (Attachments: # <u>1</u> EX. 1 & 2, # <u>2</u> EX. 3A, # <u>3</u> EX. 3B, # <u>4</u> EX. 4, 5, & 6, # <u>5</u> EX.

		7, # <u>6</u> EX. 8, # <u>7</u> EX. 9 - 13, # <u>8</u> EX. 14, # <u>9</u> EX. 15, # <u>10</u> CERTIFICATE OF SERVICE)(tomg, ) (Entered: 01/02/2013)
01/02/2013	<u>102</u>	APPLICATION TO PROCEED IN DISTRICT COURT WITHOUT PREPAYING FEES OR COSTS filed by DEBRA PORTER. (tomg, ) (Entered: 01/02/2013)
01/02/2013	<u>103</u>	(PRO SE) NOTICE OF APPEAL as to <u>86</u> Order (Memorandum and/or Opinion), Order Dismissing Case,, <u>98</u> Order (Memorandum and/or Opinion), by DEBRA PORTER. Copies to Judge, Clerk USCA, Appeals Clerk and PRO SE (tomg, ) (Entered: 01/02/2013)
01/02/2013	<u>104</u>	Clerk's Notice to USCA re <u>103</u> Notice of Appeal : (tomg, ) (Entered: 01/02/2013)
01/04/2013		NOTICE of Docketing Record on Appeal from USCA re <u>103</u> Notice of Appeal filed by DEBRA PORTER. USCA Case Number 13-1010 (ems) (Entered: 01/04/2013)
01/14/2013	<u>105</u>	ORDER THAT THE PLAINTIFF'S APPLICATION TO PROCEED IN DISTRICT COURT WITHOUT PREPAYING FEES OR COSTS (DOC. #102) IS GRANTED, ETC. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 1/14/2013. 1/15/2013 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 01/15/2013)
01/24/2013	<u>106</u>	ORDER THAT THE EMERGENCY MOTION FOR ORAL ARGUMENT AND REQUEST FOR AN EVIDENTIARY HEARING (DOC. #101) IS DENIED IN THAT THERE IS NOTHING PENDING BEFORE THIS COURT AT THIS TIME ON WHICH THE COURT COULD HAVE ORAL ARGUMENT OR AN EVIDENTIARY HEARING. SIGNED BY HONORABLE WILLIAM H. YOHN, JR ON 1/24/2013.1/24/2013 ENTERED AND COPIES MAILED TO PRO SE, E-MAILED.(tomg, ) (Entered: 01/24/2013)
06/18/2013	<u>107</u>	ORDER of USCA dated 6/18/2013 THAT THE FOREGOING MOTION FOR EXTENSION OF TIME TO FILE PETITION FOR REHEARING FILED BY APPELLANT DEBRA PORTER IS HEREBY GRANTED. APPELLANT'S PETITION FOR REHEARING MUST BE FILED AND SERVED WITHIN 30 DAYS OF THE DATE OF THIS ORDER. (ems) (Entered: 06/18/2013)
07/30/2013	<u>108</u>	ORDER of USCA THAT THE SECOND MOTION FOR EXTENSION OF TIME TO FILE PETITION FOR REHEARING FILED BY APPELLANT DEBRA PORTER IS GRANTED TO THE EXTENT OF ADDITIONAL THIRTY-DAY PERIOD FROM THE DATE OF THIS ORDER TO FILE A PETITION FOR REHEARING EN BANC. (tomg, ) (Entered: 07/30/2013)
09/12/2013	<u>109</u>	ORDER of USCA THAT THE JUDGMENT OF THE DISTRICT COURT ENTERED 12/6/2012 BE AND THE SAME IS HEREBY AFFIRMED. ALL OF THE ABOVE IN ACCORDANCE WITH THE OPINION OF THIS COURT. SIGNED BY MARCIA M. WALDRON, CLERK ON 6/3/2013. 9/12/2013 ENTERED AND COPIES E-MAILED. (kp, ) (Entered: 09/12/2013)

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